



EMEA Shopping Destinations

2025

CBRE Investment
Management



European retail proposition

155 M

Visitors in top 10 shopping centres per year

2 M

Total GLA (sq m)

300

Shopping destinations

2,100

Brands

13

Countries

5,000

Stores, restaurants and leisure destinations

Shopping centres

BELGIUM

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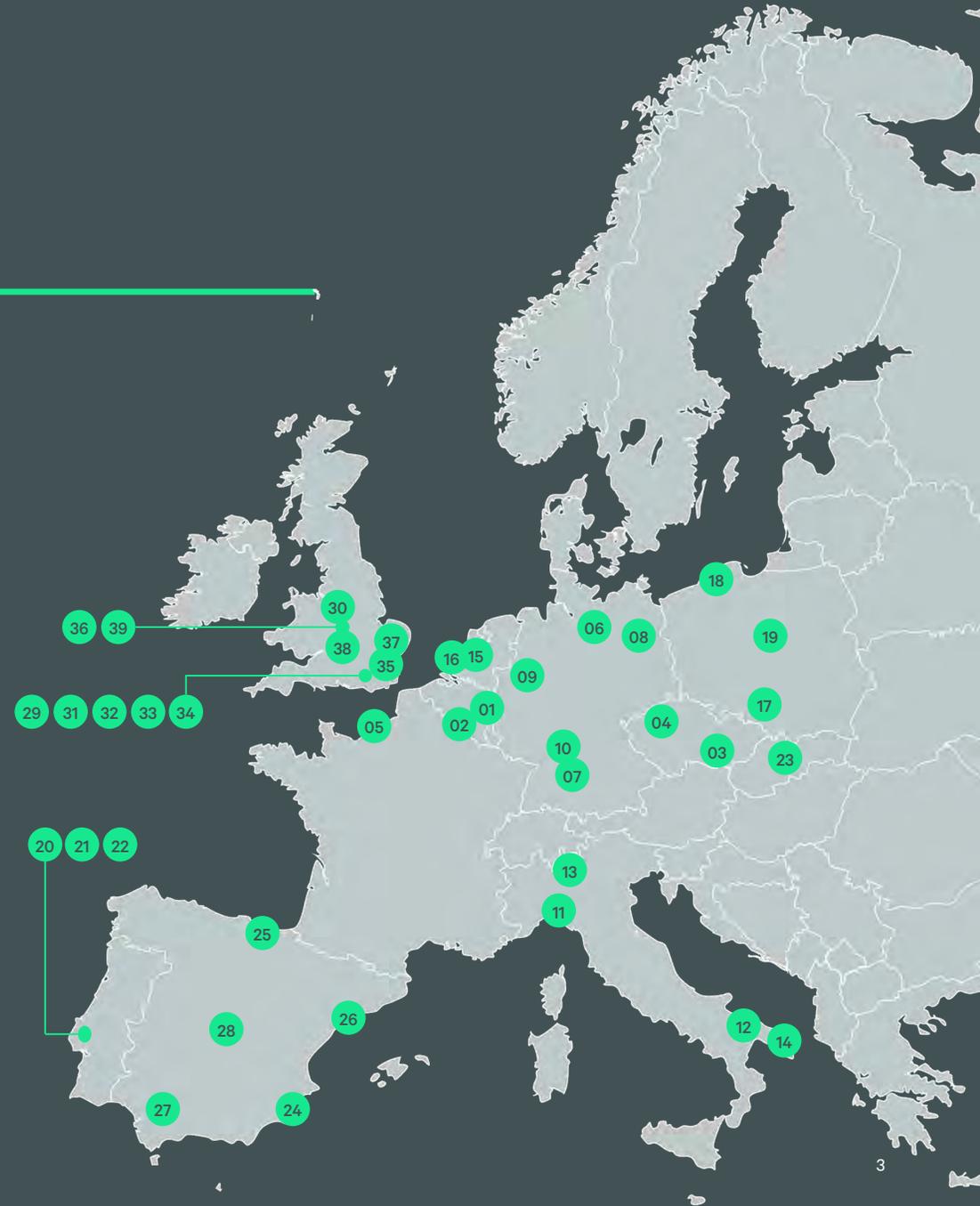


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EMEA RETAIL BROCHURE

Médiacité

LIÈGE | BELGIUM



Property summary

Médiacité is a dominant regional shopping centre located in the heart of Liège, Belgium, attracting a broad and loyal customer base.

Developed in 2009, Médiacité is a prestigious shopping centre, transformed from a 6.5-hectare piece of industrial wasteland and characterised by its remarkable design.

In addition to 127 retail units, the Médiacité complex also hosts a virtual reality centre as well as a 4,500-sq.-m. indoor ice-skating park. Média Rives, the studio of Belgian TV group RTBF, where The Voice Belgium shows are produced, is also located on the site.

Médiacité proudly holds the distinction of being the first shopping centre in Belgium to achieve excellent in BREEAM certification, underscoring its commitment to sustainability.



Inner city
Location



44,900 sq. m.
Total GLA



8.1 million*
Footfall



127
Retail units



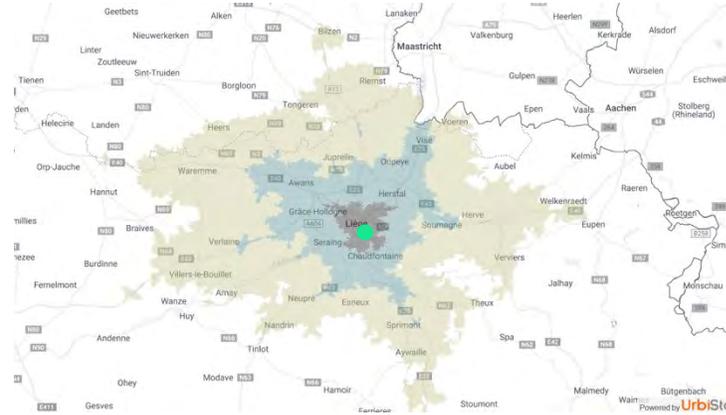
2,200
Parking spaces

Location and access

The property is located at the fringe of the city centre of Liège, about 2 kilometres walking distance from Place St-Lambert, the historic and retail centre. The city is situated near Belgium's eastern borders with The Netherlands and Germany.

The city of Liège is very well served by several important motorways connecting it to the rest of Belgium as well as to The Netherlands, Luxembourg and Germany. Médiacité enjoys easy access via the Quai Longdoz, the Quai Orban and the E313, E25, E40 and E42 motorways.

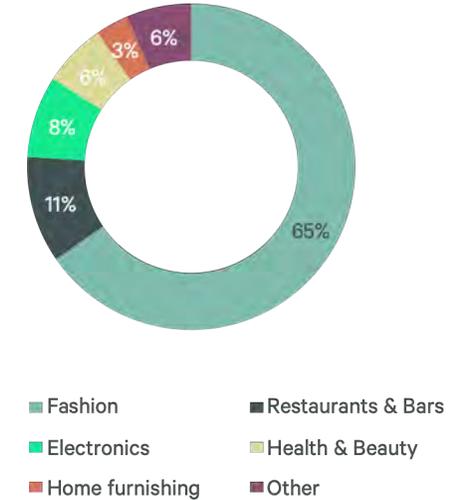
Catchment area



Médiacité is large, urban downtown shopping centre that generates visits mainly from the city of Liege (50%). The location benefits from exogenous factors that attract visitors from outside the traditional 30-minute driving isochrone. Liège has approximately 200,000 inhabitants.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	221,318
● 10' – 20'	371,801
● 20' – 30'	392,367
TOTAL	985,486

Tenant mix¹



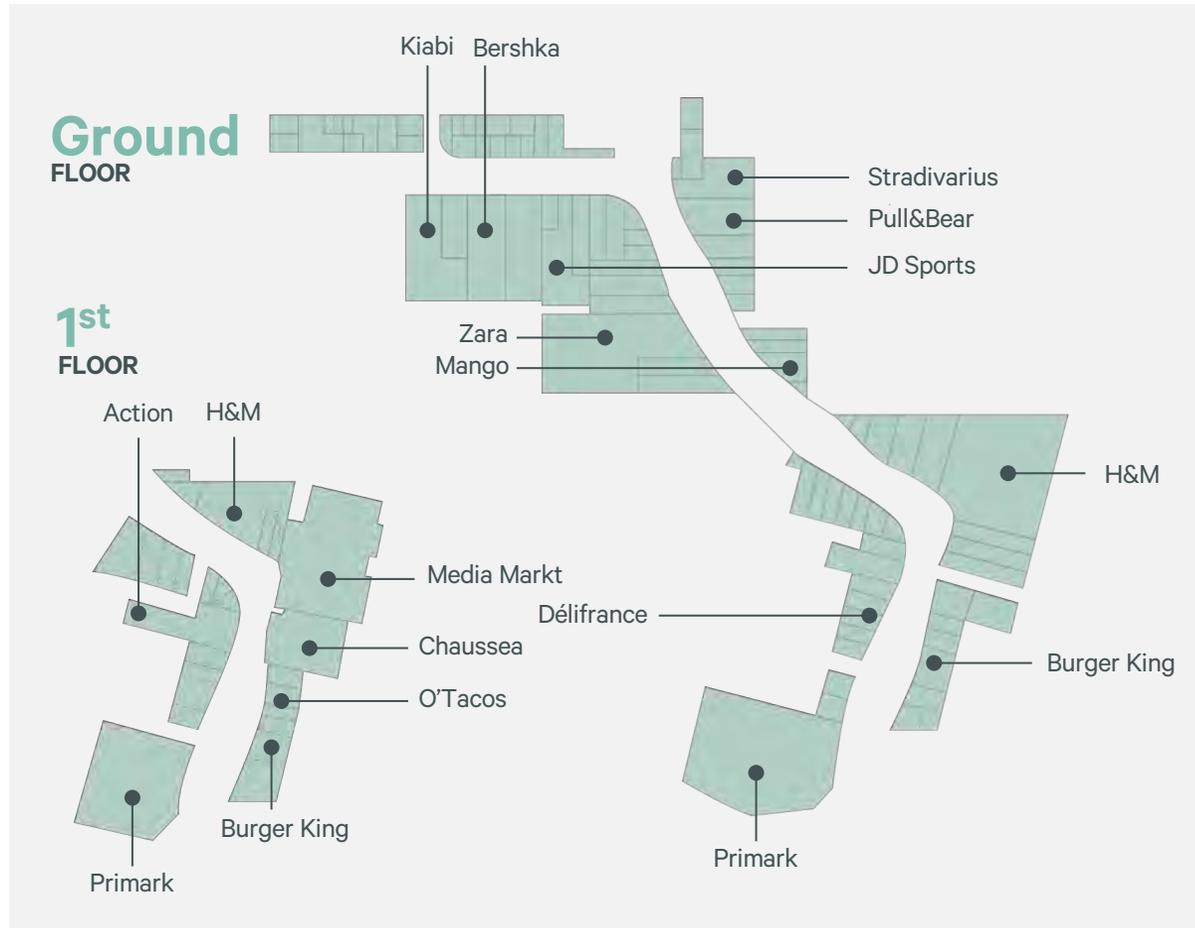
Visitor demographic²

The most represented consumer groups are Millennials, single or couples without children in the household. The main motive for visiting Médiacité is to shop in the gallery (61%). The majority of visitors reach Médiacité either by public transport (35%) or walking (25%).

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Primark, Zara, H&M, Mango, Bershka, Stradivarius, Pull&Bear, Chaussea, Kiabi, JD Sports

Restaurants & bars

Burger King, O'Tacos, DéliFrance

Electronics

Media Markt

Other

Action



EMEA RETAIL BROCHURE

Rive Gauche

CHARLEROI | BELGIUM



Property summary

Rive Gauche is Charleroi's premier urban shopping destination, redefining retail since its opening in 2017.

Located in the heart of Charleroi, Rive Gauche is seamlessly integrated into the city's pedestrian axis and directly connected to Charleroi-Sud train station via a bridge over the river. The centre is easily accessible by tram, bus, and car, with 1,000 underground parking spaces available for visitors.

The 44,000-sq.-m. shopping centre features over 100 stores, with a strong mix of international anchors, national brands, and local retailers. Key tenants include Primark, Zara, H&M, Bershka, New Yorker, Sports Direct, and Chaussea, alongside a wide range of beauty, leisure, and F&B options.

Welcoming approximately 7.6 million visitors annually, Rive Gauche is more than a shopping centre - it's a dynamic meeting point for the city's residents and visitors. Its success is driven by Charleroi's dense urban population, its role as a major transport hub, and its near-monopoly status in the most populous city in Wallonia.



Inner city
Location



44,000 sq. m.
Total GLA



7.6 million*
Footfall



102
Retail units



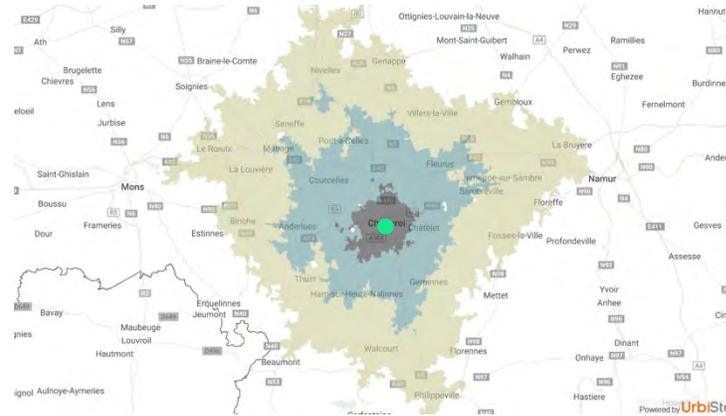
1,000
Parking spaces

Location and access

Rive Gauche is located in the south of Charleroi's city centre. Charleroi is the biggest city of Wallonia and is set to benefit from significant development over the next decade.

The shopping centre is easily accessible by car thanks to the E420 and E19 motorways. There is a bus and train station 80 metres from the entrance, ensuring easy public transport access. Brussels South Charleroi Airport is located north of Charleroi, approximately 11 kilometres away via the E420 highway.

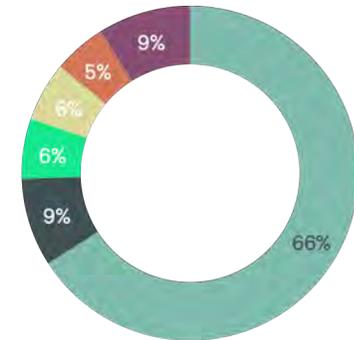
Catchment area



Rive Gauche is the one of the most popular shopping centres in Wallonia and attracted around 146,000 visitors each week in 2024. There are no other shopping centres located in Charleroi's city centre. The population within a catchment area of 20 minutes by car is about 300,000 people.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	143,514
● 10' – 20'	305,869
● 20' – 30'	404,190
TOTAL	853,573

Tenant mix¹



- Fashion
- Services
- Food
- Restaurants & Bars
- Health & Beauty
- Other

Visitor demographic²

The most represented consumer group is young families with children in the household younger than 14 years old (45%). The main motive for visiting Rive Gauche is to shop in the gallery (64%). The majority of visitors reach Rive Gauche either by car (53%) or by public transportation (28%).

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans





EMEA RETAIL BROCHURE

Campus Square

BRNO | CZECH REPUBLIC



Property summary

Campus Square is a convenience centre located in the southwest of Brno, offering a unique combination of inside, outside and retail park units, as well as supermarket anchor Tesco.

Campus Square is popular among neighbouring employees from a growing office park, and staff and students from Brno University Hospital and Masaryk University.

Campus Square is easily accessible by car, tram and bus. Public transport lines provide excellent connections to the city centre.



Inner city
Location



22,054 sq. m.
Total GLA



8.3 million*
Footfall



70
Retail Units



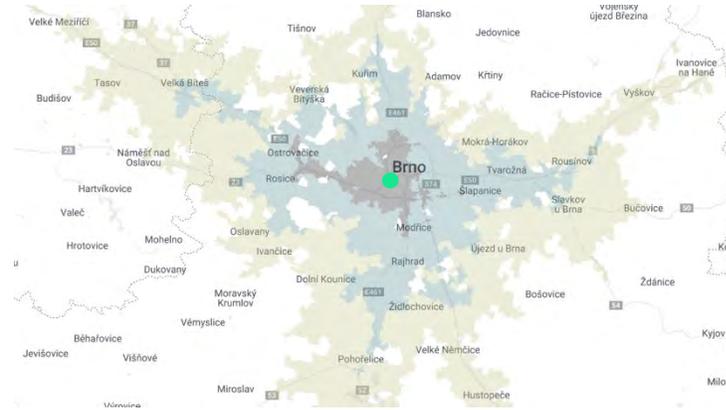
550
Parking spaces

Location and access

Campus Square is located in the southwestern part of Brno, adjacent to the Masaryk University campus—the largest university in the city. The area also hosts Brno Bohunice Hospital, the largest hospital in the region and the second largest in the Czech Republic, serving over one million patients annually.

The location benefits from excellent public transport connections and easy access to the city centre. It is also conveniently reachable by car, thanks to its proximity to the city ring road and the D1 motorway.

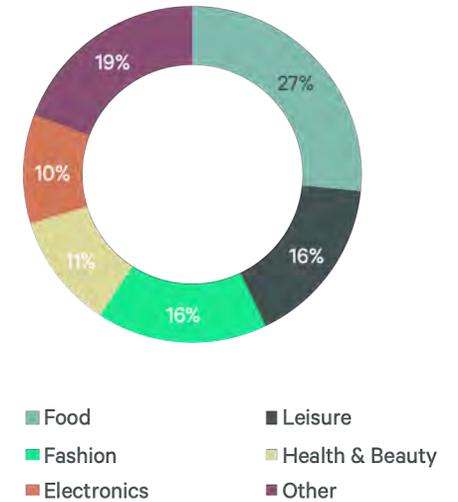
Catchment area



Campus Square is easily accessible by car and public transport. There are residential areas, an office park, a university campus and a hospital in its immediate catchment area.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	178,515
● 10' – 20'	307,226
● 20' – 30'	185,492
TOTAL	671,233

Tenant mix¹



Visitor demographic²

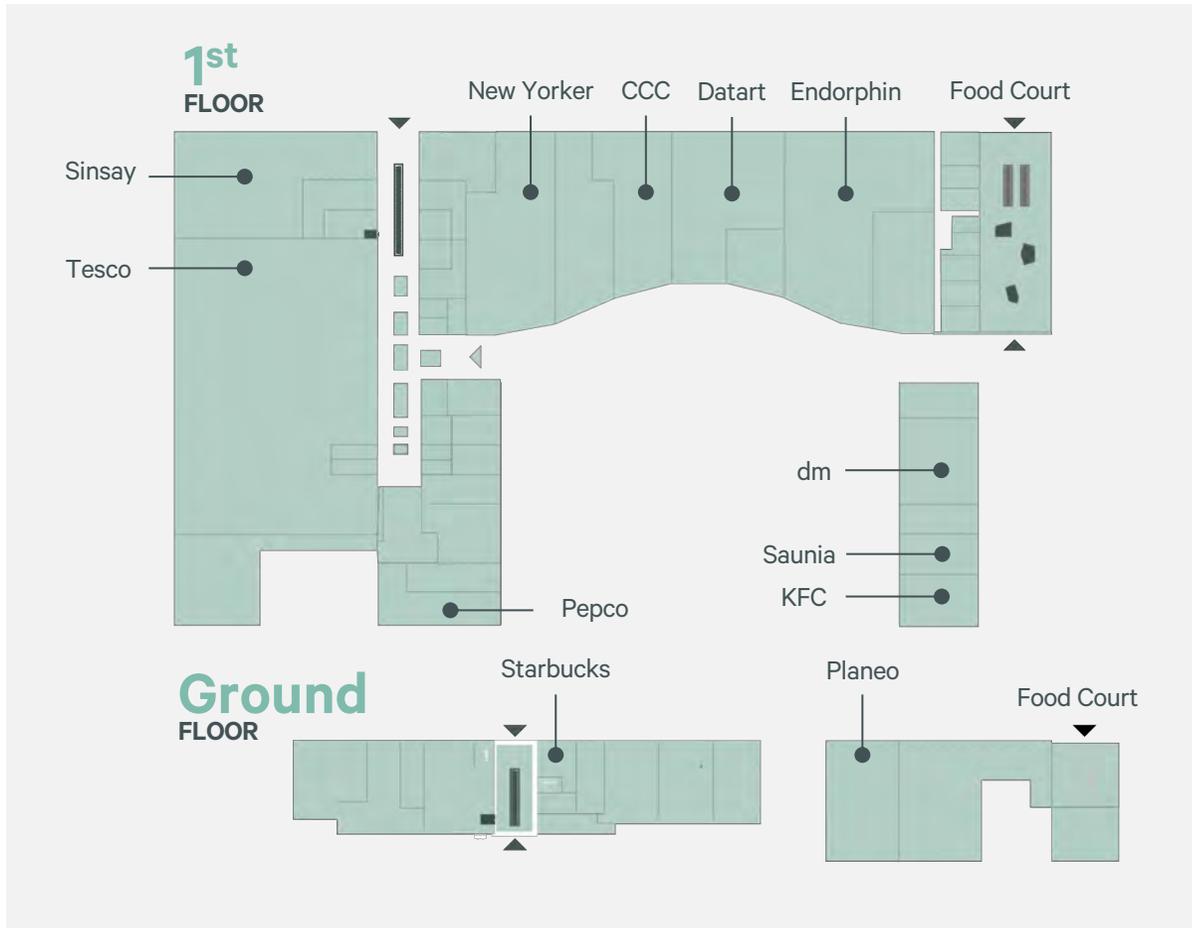
A diverse mix of customers, including university students, hospital visitors, office workers, and local residents.

The main reasons to visit Campus Square are grocery shopping at Tesco (30%) and F&B (27%). Campus Square has a very strong frequency as 60% of total visitors attend at least bi-weekly.

CBRE customer survey 2025

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

New Yorker, CCC, Takko Fashion, Deichmann

Affordable fashion & home

Sinsay, Pepco

Restaurants & bars

Starbucks, KFC, Bageterie Boulevard

Food

Tesco

Leisure

Endorphin, Saunia

Electronics

Datart, Planeo



EMEA RETAIL BROCHURE

Letňany

PRAGUE | CZECH REPUBLIC



Property summary

Letňany is a well-established out-of-town shopping centre and one of the largest retail and entertainment hubs in the Czech Republic. With over 150 stores across 110,225 sq. m., anchored by a large hypermarket, it offers a strong mix of fashion, home décor, electronics, and beauty.

Following a major refurbishment in 2018, the centre features a Cinema City multiplex, fitness centre, children's play zone, and a wide range of F&B options. It's part of a broader retail cluster with XXX Lutz, Baumax, and Decathlon, and offers unique leisure attractions including an ice rink, aquapark, skydiving arena, and multifunctional sports centre.

With 3,200 parking spaces and good public transport connections, the shopping centre is conveniently located in a district marked by strong residential growth.



Out of town
Location



110,225 sq. m.
Total GLA



8.3 million*
Footfall



151
Retail units



3,200
Parking spaces

Location and access

The asset is located on the outskirts of Prague, with easy access via the D8, D11, and R10 motorways. This provides a broad catchment area across the north of the Czech Republic.

Letňany is within walking distance of a large residential area and is surrounded by various unique leisure facilities, including an aqua park, hockey stadium, surf arena, hurricane arena and park. Eight public bus lines connect the centre with various parts of the city, and there is a shuttle bus from the metro line.

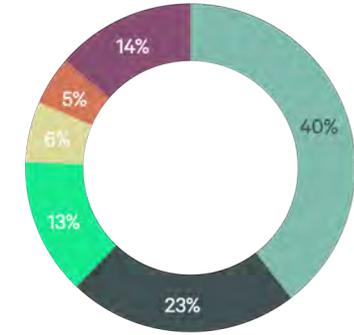
Catchment area



Its proximity to major motorways means around 40,000 cars pass Letňany each day, and it has extensive regional reach across the north of the Czech Republic. A recent marketing campaign highlighting the diversity of the shopping centre’s offering contributed to improvements in perception and performance.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	151,998
● 10' – 20'	648,133
● 20' – 30'	688,088
TOTAL	1,488,219

Tenant mix¹



- Specialty Leasing
- Fashion
- Food
- Entertainment
- Leisure
- Other

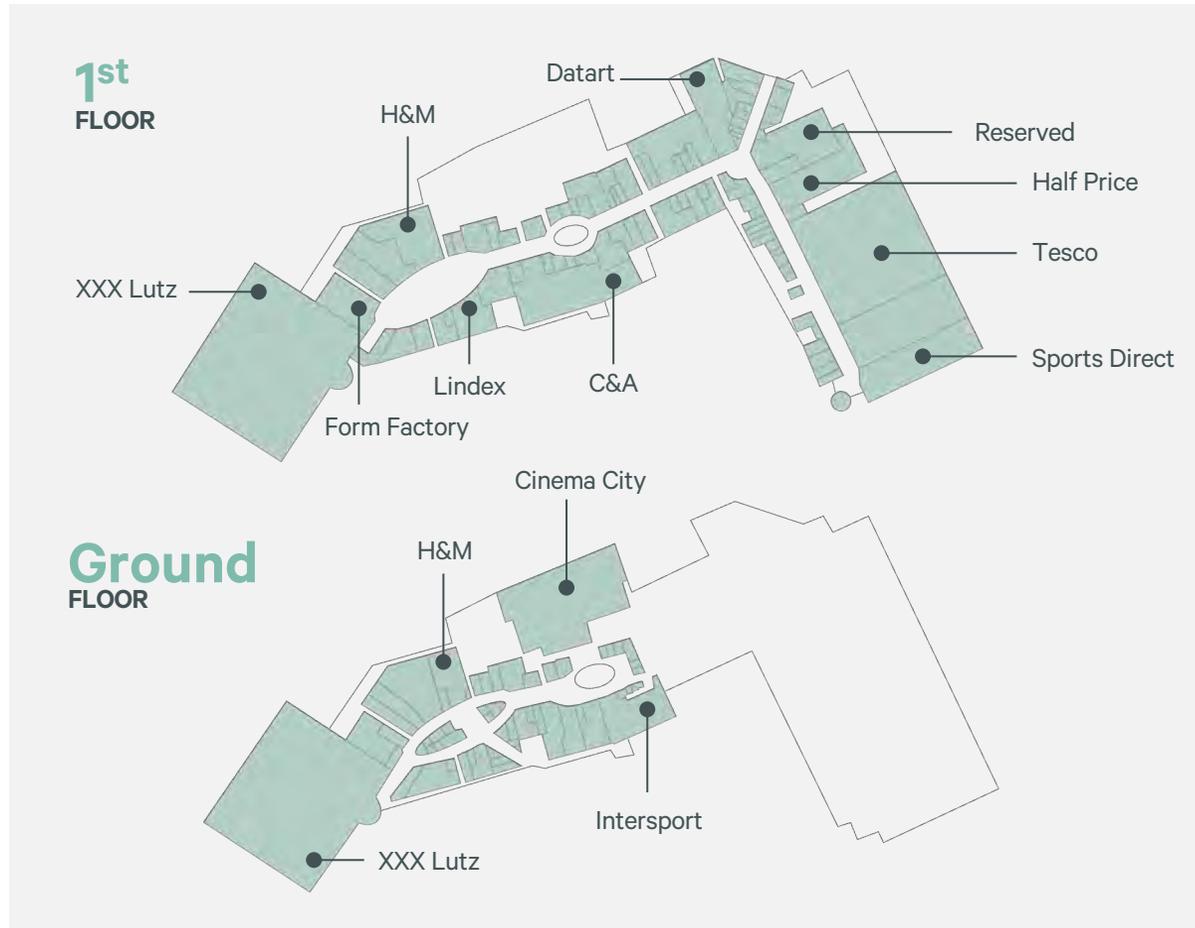
Visitor demographic²

Letňany benefits from excellent car accessibility, attracting customers from the growing residential development surrounding the shopping centre. The most represented consumer group is young families (45%), or households with children up to 14 years old. A remarkable 25% of total visitors reside outside the traditional catchment area.

CBRE customer survey 2025

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

C&A, H&M, Reserved, Mohito, Lindex, New Yorker, Half Price

Restaurants & bars

KFC, Bageterie Boulevard, Pizza Hut, McDonald's, Costa Coffee, Starbucks

Leisure

Sports Direct, Intersport

Entertainment

Form Factory

Food

Tesco, Delmart

Electronics

Datart, iWant Apple Premium Reseller



EMEA RETAIL BROCHURE

Espace Coty

LE HAVRE | FRANCE



Property summary

Espace Coty is a town-centre shopping centre in the heart of Le Havre, in the northern part of the Normandy region.

The centre is situated in the town's biggest pedestrian precinct and has excellent access via car, bus and tram, as well as parking for 900 cars.

Espace Coty has an adapted merchandising mix of international, national and local brands which complements Printemps, a nearby French department store.



City centre

Location



20,060 sq. m.

Total GLA



5.5 million*

Footfall



79

Units



900

Parking spaces

Location and access

Location & access

Espace Coty is situated in the centre of Le Havre, near the high-street shopping area and town hall. A residential neighbourhood is close by, and the train station is a 15-minute walk away.

The shopping centre is easily accessible by public transport, as there are four bus stops and two tram stops nearby. In addition, there are around 900 parking spaces available.

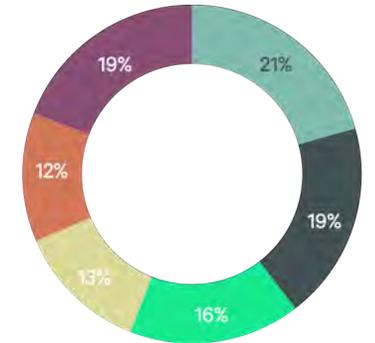
Catchment area



The majority (51%) of the catchment area corresponds to a travel time of less than 10 minutes by car. The catchment area within a 15-minute walk is 27,306 people, representing 16% of the total population of Le Havre.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	137,952
● 10' – 20'	73,686
● 20' – 30'	53,927
TOTAL	265,565

Tenant mix¹



- Health & Beauty
- Department stores
- Electronics
- Fashion
- Other
- Other

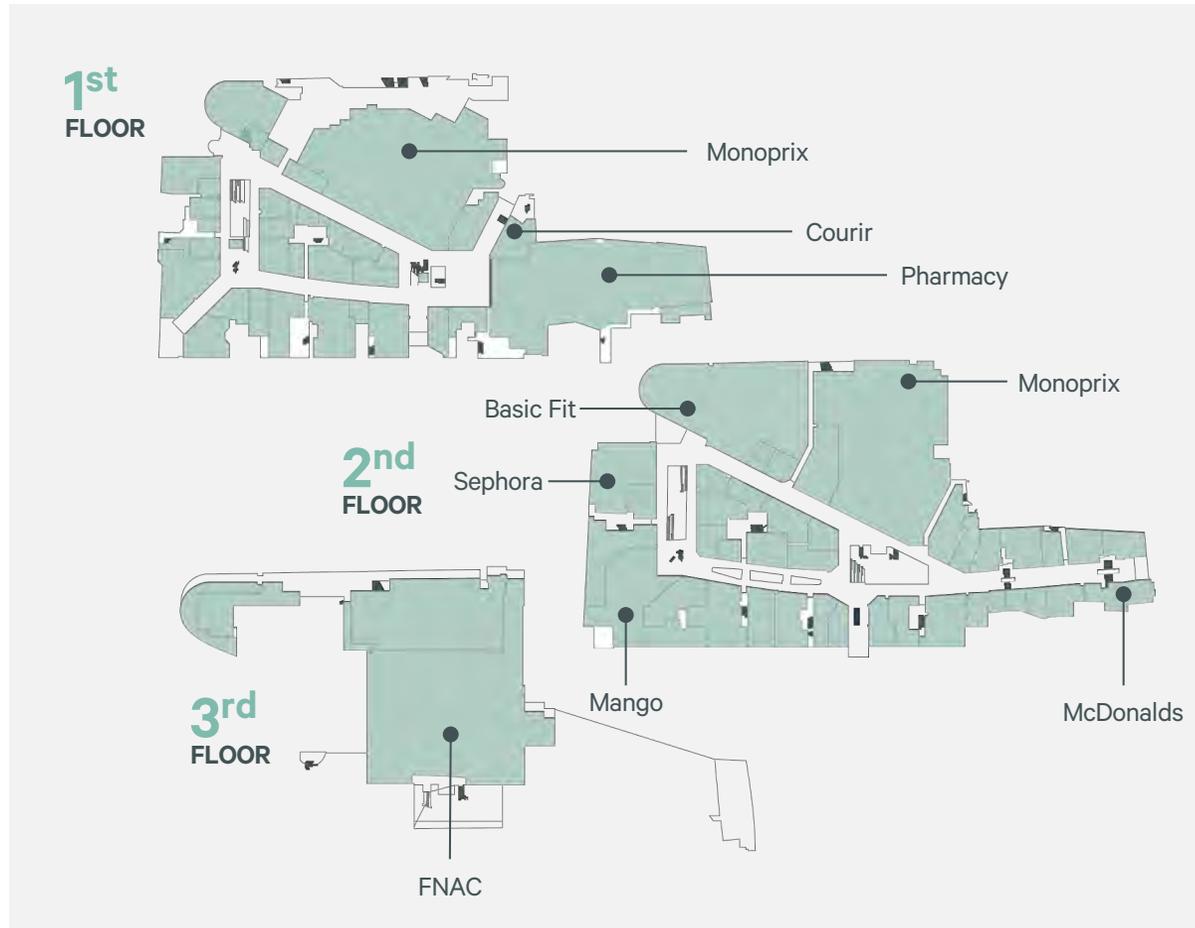
Visitor demographic²

75% of visitors are women and the average visitors' age is 45 years old. On average, customers visit 2.5 times per month, stay 47 minutes and spend €29 per visit. The conversion level is 72%. The main means to reach Espace Coty is on foot (50%) and by car (28%).

Customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Health & beauty

Pharmacie Coty, Sephora, Marionnaud, Grand Optical

Food

Monoprix

Electronics

Fnac

Fashion

Mango, Levi's, Armand Thiery,

Home furnishing

Hema, Casa

Restaurants & bars

McDonalds, Creperie Restaurant, Home Donut's

Gym

Basic Fit



EMEA RETAIL BROCHURE

Hanseviertel

HAMBURG | GERMANY



Property summary

Hanseviertel is one of the most recognisable destinations in Hamburg. It consists of a shopping arcade, several high-street units, a 205-room Renaissance Hotel (Marriott Group), 15,600 sq. m. of office space, and 15 residential apartments.

Having brought the first anchor restaurant to Hamburg city centre and attracted the first H&M to Germany, Hanseviertel has a reputation for innovation and has become a city landmark. The exceptional architecture with its recognisable brick design is well-known to local people and is protected as part of the city's heritage. The shopping arcade received critical acclaim for its design, combining classical arcade features with traditional Nordic brick stone.



City centre
Location



8,300 sq. m.
Total GLA



4.4 million*
Footfall



60
Units



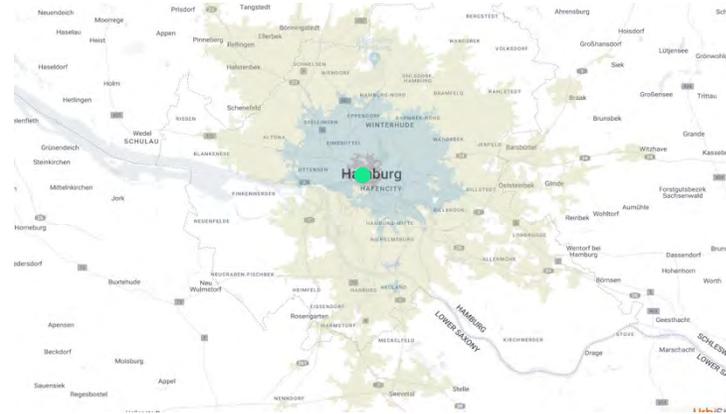
600
Parking spaces

Location and access

Located in the heart of Germany's second largest city, the Hanseviertel is in a prime location five minutes' walking distance from the Hamburg Binnenalster and 15 minutes' walking distance from the main station.

It has exceptional accessibility with generous parking and proximity to the central train station, allowing visits by train and bus from anywhere in Hamburg.

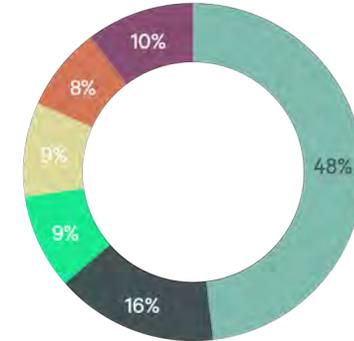
Catchment area



The asset benefits from an excellent location in the inner city of Hamburg and a wealthy catchment area. Around 2 million people live within a 30-minute drive. In addition, the asset benefits from strong annual tourism to Hamburg.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	77,142
● 05' – 15'	608,546
● 15' – 25'	992,695
TOTAL	1,678,383

Tenant mix¹



- Food
- Fashion
- Services
- Health & Beauty
- Home furnishing
- Other

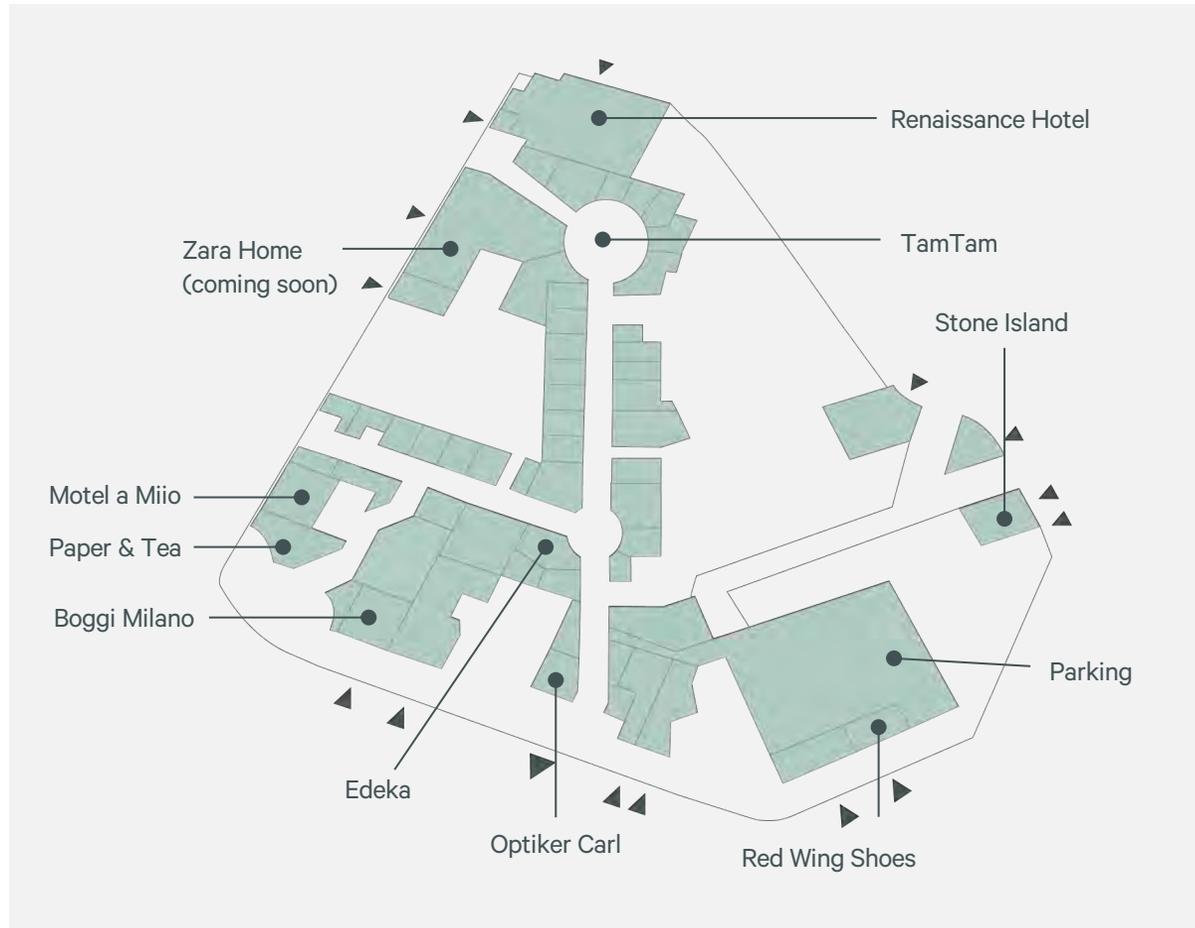
Visitor demographic²

Hanseviertel visitor demographic includes a strong presence of female, older (Gen X and Baby Boomers) and high-earning visitors. Most (65%) visitors are from Hamburg and around 15% are tourists.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Boggi Milano, Stone Island, Red Wing Shoes

Home furnishing

Zara Home (coming soon), Motel a Miio, The Fjord House

Food

Edeka, Paper & Tea

Restaurants & bars

TamTam, Lindner, Café Rouge, Leysieffer.



EMEA RETAIL BROCHURE

Glacis Galerie

NEU-ULM | GERMANY



Property summary

Glacis Galerie is a downtown shopping centre in Neu-Ulm featuring modern architecture and a fashion-oriented tenant mix. It is located south-east of the city centre adjacent to the railway and bus station.

The city of Neu-Ulm is located on the river Danube in the south-west of the federal state of Bavaria, about 100 kilometres east of Stuttgart.



Inner city
Location



34,500 sq. m.
Total GLA



4.5 million*
Footfall



80
Units



1,200
Parking spaces

Floor plans



Main anchors

Fashion

Zara, H&M, C&A, Bershka, Only, Kult

Electronics

Media Markt

Food

Rewe

Leisure

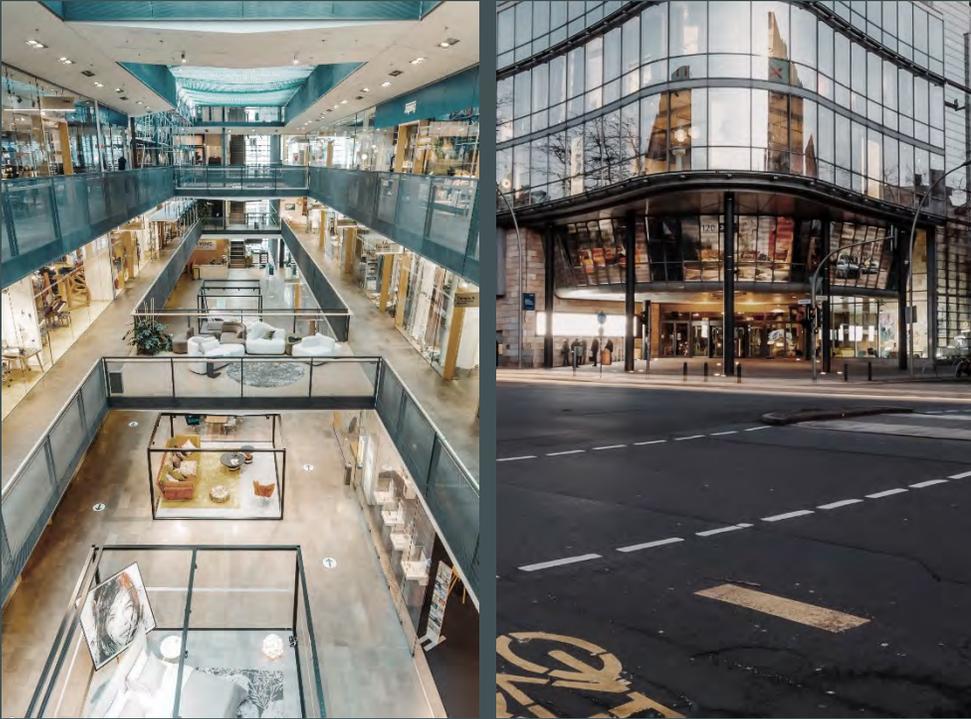
Snipes

Health & beauty

Douglas, DM, Rituals

Restaurants & bars

Aldo Sushi, Come Prima, Milano, Dunkin' Donuts



EMEA RETAIL BROCHURE

Living Berlin

BERLIN | GERMANY



Property summary

Living Berlin is a well-known shopping destination for designer furniture in Berlin's Charlottenburg district, in the heart of the city's 'design mile' centred around Kantstrasse. The location borders Berlin's CBD City-West, the most expensive office submarket in the German capital.

The property consists of two buildings: the design centre, built in 1999, and an office building from the 1950s, which was integrated into the scheme. It is a prime shopping destination for up-market design and luxury furniture, housing around 40 independent shops. It also hosts exhibitions and events on architecture and design.



Inner city
Location



24,900 sq. m.
Total GLA



0.3 million*
Footfall



43
Units



163
Parking spaces

Location and access

The heart of old West Berlin is a popular office and retail location and is still one of the most sought-after and fashionable residential areas in the capital.

City West in Berlin mainly comprises the area around Kurfürstendamm, Tauentzienstrasse and Kantstrasse. As one of the two main centres of Berlin, it forms the counterpart to City East around Alexanderplatz.

Living Berlin is easily accessible by car and public transport. Bahnhof Zoo is within easy reach and connects City West with all major urban railway routes. Alexanderplatz in the east and Berlin-Tegel Airport in the north are just 15 minutes away. Living Berlin offers 163 parking spaces across two levels in its own underground car park.

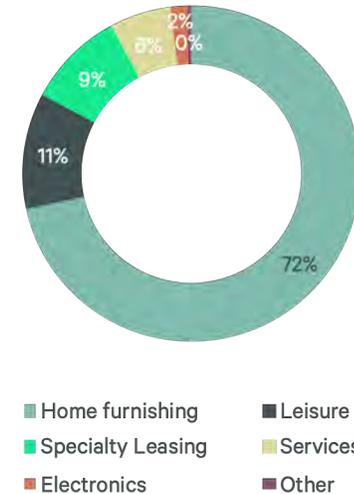
Catchment area



Living Berlin benefits from the well-populated area of Berlin and its position as one of the few upscale furniture centres in that region. More than 1 million people live within a driving time of 20 minutes.

Isochrone (drive-time)	Inhabitants
● 00' - 10'	557,807
● 10' - 20'	1,437,783
● 20' - 35'	1,932,794
TOTAL	3,928,384

Tenant mix¹



Visitor demographic²

The shopping centre has a very distinctive character due to its highly specialized merchandising mix focussed on furniture and interior design. The visit frequency is rather low but the average sales per visit is extremely high compared to traditional shopping centres.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans





EMEA RETAIL BROCHURE

Sevens

DÜSSELDORF | GERMANY



Property summary

Sevens is an inner-city shopping mall on Düsseldorf's Königsallee, at the prime shopping street. The asset is home to a variety of traditional luxury brands and mass-market-oriented retail concepts such as the flagship store Saturn (electronics), and an exceptional range of gastronomy.

The centre's architecture and design are well-known and contribute to the high quality of the environment.



City centre
Location



17,300 sq. m.
Total GLA



3.2 million*
Footfall



45
Units



294
Parking spaces

Location and access

The mall is located in Königsallee, a desirable high-end retail street in Düsseldorf.

Sevens has excellent transport links. The Steinstrasse/Königsallee U-Bahn station, directly outside the main entrance, allows optimal accessibility from Düsseldorf and surrounding cities. The central railway station is within three minutes' drive.

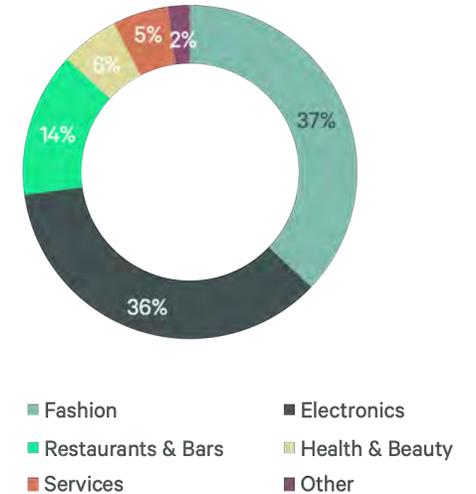
Catchment area



The asset benefits from its great location in Düsseldorf city centre and the wealthy catchment area with roughly 900,000 inhabitants within a 20-minute drive-time. In addition, the asset is popular with the millions of tourists who visit Düsseldorf's city centre each year.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	97,990
● 05' – 10'	223,010
● 10' – 20'	909,168
TOTAL	1,230,168

Tenant mix¹



Visitor demographic²

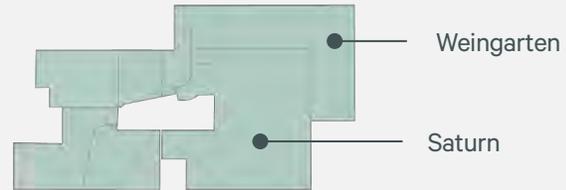
Sevens benefits from three distinct visitor profiles: wealthy residents in the Düsseldorf district area (60%); daily workers that gravitate around the Königsallee (15%); and wealthy tourists that visit Düsseldorf mostly for premium and luxury shopping (25%).

CBRE customer survey 2024

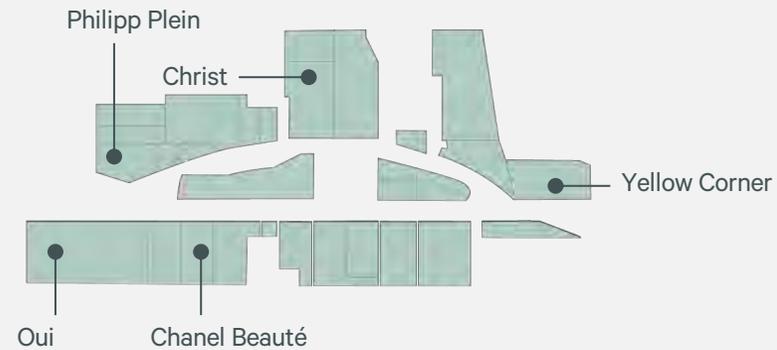
1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans

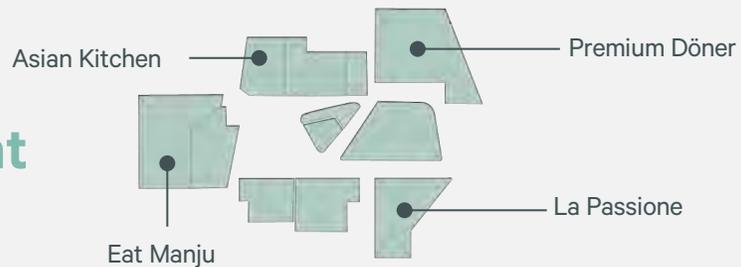
1st
FLOOR



Ground
FLOOR



Basement
FLOOR



Main anchors

Electronics

Saturn

Fashion

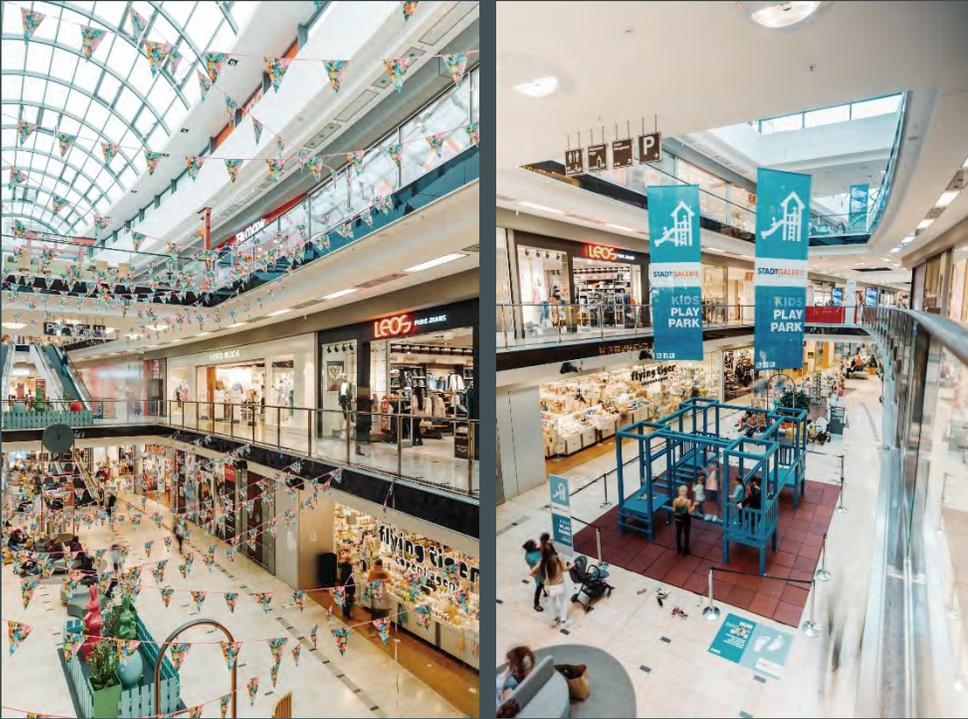
Weingarten, Oui, Philipp Plein

Health & beauty

Marlies Möller, Chanel Beauté

Restaurants & bars

Premium Döner, La Passione



EMEA RETAIL BROCHURE

Stadtgalerie

HEILBRONN | GERMANY



Property summary

Stadtgalerie is a shopping centre in the heart of Heilbronn. It links directly to Fleiner Straße, the city's high street. The asset was built in 2008 by the well-known European shopping centre manager ECE and, over the past 15 years, has become a defining part of the city centre. TK Maxx, H&M and the ONLY flagship store, which encompasses more than 1,000 sq. m., are the main fashion anchors.



City centre

Location



16,500 sq. m.

Total GLA



5.2 million*

Footfall



71

Units



660

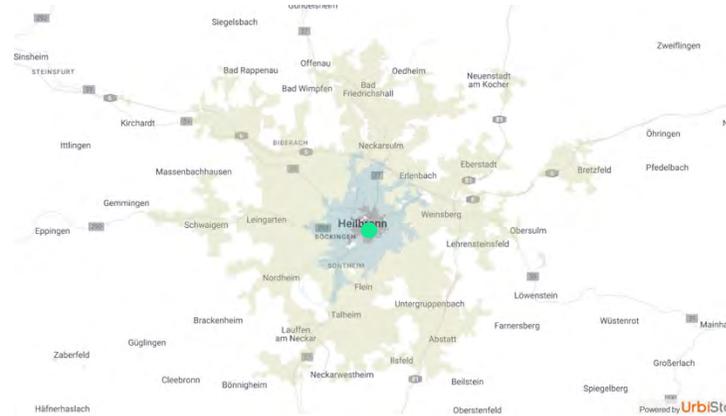
Parking spaces

Location and access

Stadtgalerie Heilbronn is located in the heart of Heilbronn, the sixth-largest city in the state of Baden-Wuerttemberg in south-west Germany.

The accessibility of the property is good, both by car (660 parking spaces are available) and by public transport, as the central bus stop is only a few minutes from the property. The main train station of Heilbronn is also nearby, offering access to regional trains.

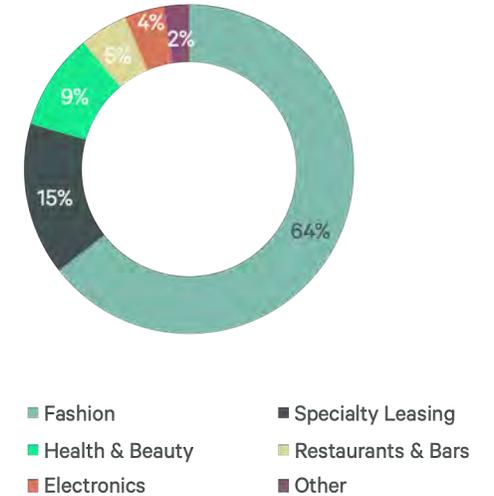
Catchment area



Stadtgalerie Heilbronn benefits from a well-populated and wealthy area of Germany, with almost 300,000 inhabitants within a driving time of 20 minutes.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	25,667
● 05' – 10'	74,731
● 10' – 20'	193,813
TOTAL	294,211

Tenant mix¹



Visitor demographic²

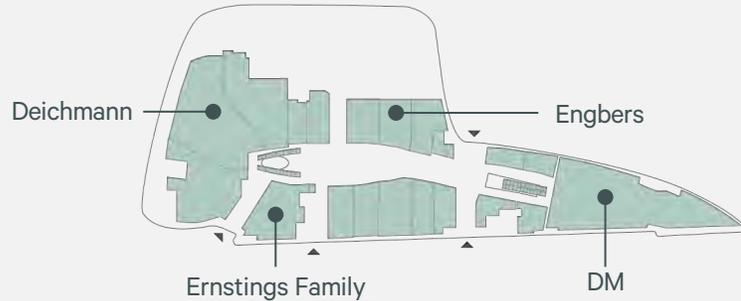
The most represented consumer group is Millennials. Nearly half of Stadtgalerie visitors (46%) visit the shopping centre at least once per week, while the average length of stay is 61 minutes.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans

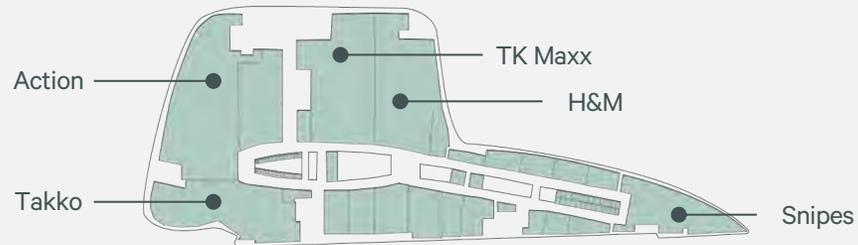
Basement FLOOR



Ground FLOOR



1st FLOOR



Main anchors

Fashion

TK Maxx, H&M, ONLY, Snipes, JD Sports

Health & beauty

DM, Rituals

Home furnishing

Depot, Sostrene Grene, Action

Restaurants & bars

Pops Burger, Thai Oki, Sushi Garden, La Pizza



EMEA RETAIL BROCHURE

Fiumara

GENOVA | ITALY



Property summary

Fiumara is a shopping and leisure centre in the Italian port city of Genoa. The asset is situated between Genoa's old city centre and the airport. The shopping centre, along with the neighbouring entertainment centre, covers more than 41,000 sq. m. and is home to more than 100 retailers, including nine restaurants and bars over three floors.

The scheme is located in a densely populated area. It boasts a diversified national and international tenant mix and a Conad Supermarket. The entertainment centre is anchored by a 10-screen UCI Luxe Cinema, a bowling and provides a diversified food & beverage offer.



City centre
Location



41,700 sq. m.
Total GLA



10.2 million*
Footfall



114
Units



3,000
Parking spaces

Location and access

Fiumara is located in the municipality of Genova, the capital of the Liguria region in northern Italy and the country's sixth-largest city, with a population of approximately 560,000 inhabitants. The scheme is in the western part of the city, close to a residential and office district.

Fiumara is directly accessible from Via Aurelia, a state road linking all the towns along Liguria's coast. It is also easily accessible from the Milan-Genoa motorway and is only 3 kilometres from the exit of the Genoa-Ventimiglia motorway. The scheme includes 3,000 car parking spaces.

The location is well served by public transport, with a train station within walking distance and many bus lines linking the property to the city centre and the suburbs.

Catchment area

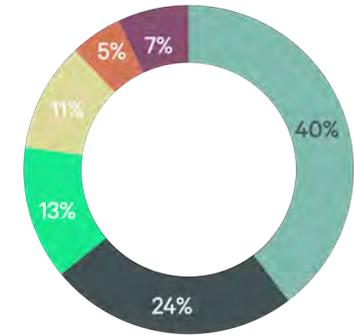


Fiumara benefits from a large and wealthy catchment area, with 690,000 people within a 30-minute driving distance.

The disposable net income per capita in the catchment area is 17% above the national average.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	160,215
● 10' – 20'	335,089
● 20' – 30'	174,507
TOTAL	669,811

Tenant mix¹



- Fashion
- Entertainment
- Restaurants & Bars
- Electronics
- Health & Beauty
- Other

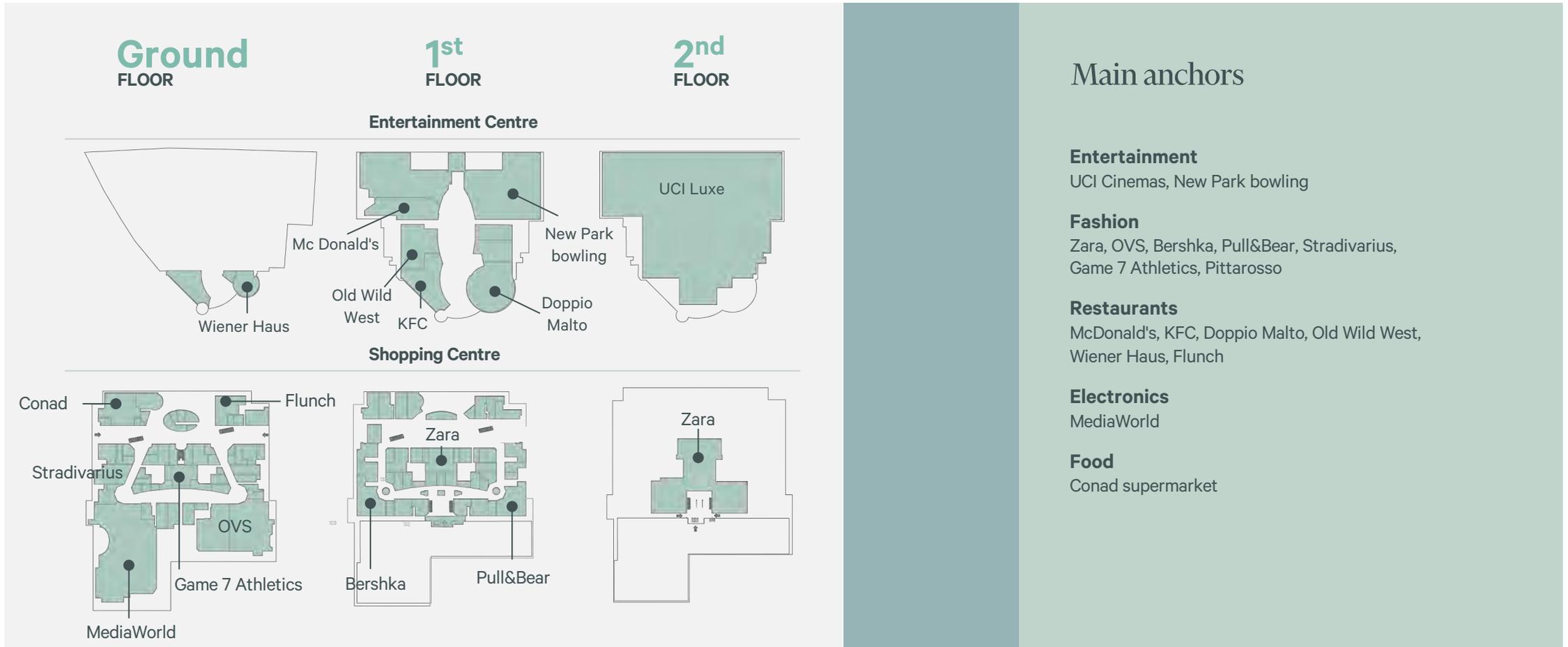
Visitor demographic²

Fiumara's average visitor profile shows a strong presence of women (60.5%) and an average age of 42 years old. The most represented consumer group are Millennials (29%) and Generation X (33%). Fiumara visitors are mostly middle-class, singles (dependent or independent) or couples without children.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans





EMEA RETAIL BROCHURE

Mongolfiera Molfetta

MOLFETTA | ITALY



Property summary

Mongolfiera Molfetta is a dominant shopping destination in Molfetta, north of the town of Bari. Bari is the second-most important economic centre of mainland southern Italy and has a high proportion of young residents. Mongolfiera Molfetta sits within a retail and leisure hub with good accessibility from the road linking Bari to the cities of Barletta and Foggia.

The mall consists of 101 retail units with a strong international and national tenant mix. International tenants include Zara, Stradivarius, Bershka, Pull&Bear, Mango, OVS, MediaWorld, KFC and McDonald's.



Out of town

Location



27,060 sq. m.¹

Total GLA



5.0 million*

Footfall



101

Retail units



2,500

Parking spaces

¹ Excluding hypermarket; * 2024

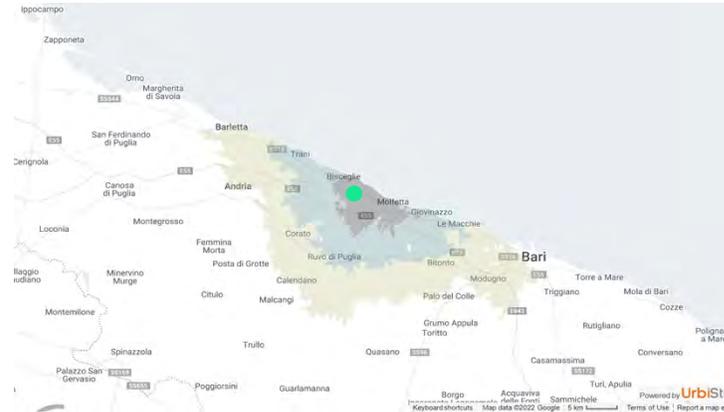
Location and access

The centre is located in the commercial area of Molfetta. The town, with a population of 60,000 people, is located north-west of Bari, which has 327,000 inhabitants and is the ninth-largest city in Italy in terms of population.

The wider metropolitan area of Bari has a population of 1,261,000 inhabitants. The centre is located at the outskirts of Molfetta in a retail and leisure hub, featuring various standalone units, a leisure and amusement park called Miragica and an outlet park called Puglia Outlet.

Mongolfiera Molfetta is located north-west of the city centre of Molfetta and benefits from good accessibility from the SS16 linking Bari (20 minutes south) to Barletta and Foggia (35 and 75 minutes north, respectively).

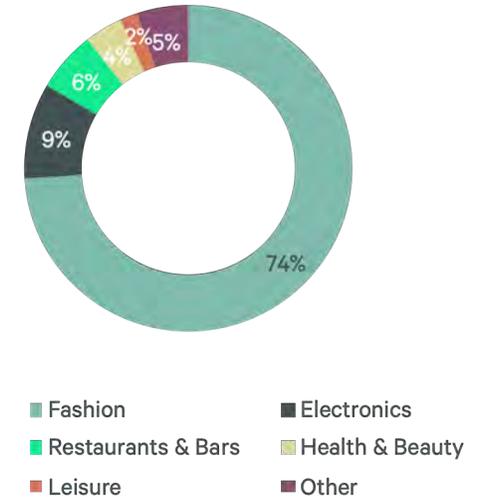
Catchment area



The total catchment area includes approximately 683,000 people. The three main urban hubs are Barletta and Andria, with around 100,000 inhabitants each. The cities of Trani, Bisceglie and Molfetta follow, with more than 50,000 people each.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	87,047
● 10' – 20'	159,406
● 20' – 30'	360,888
TOTAL	607,341

Tenant mix¹



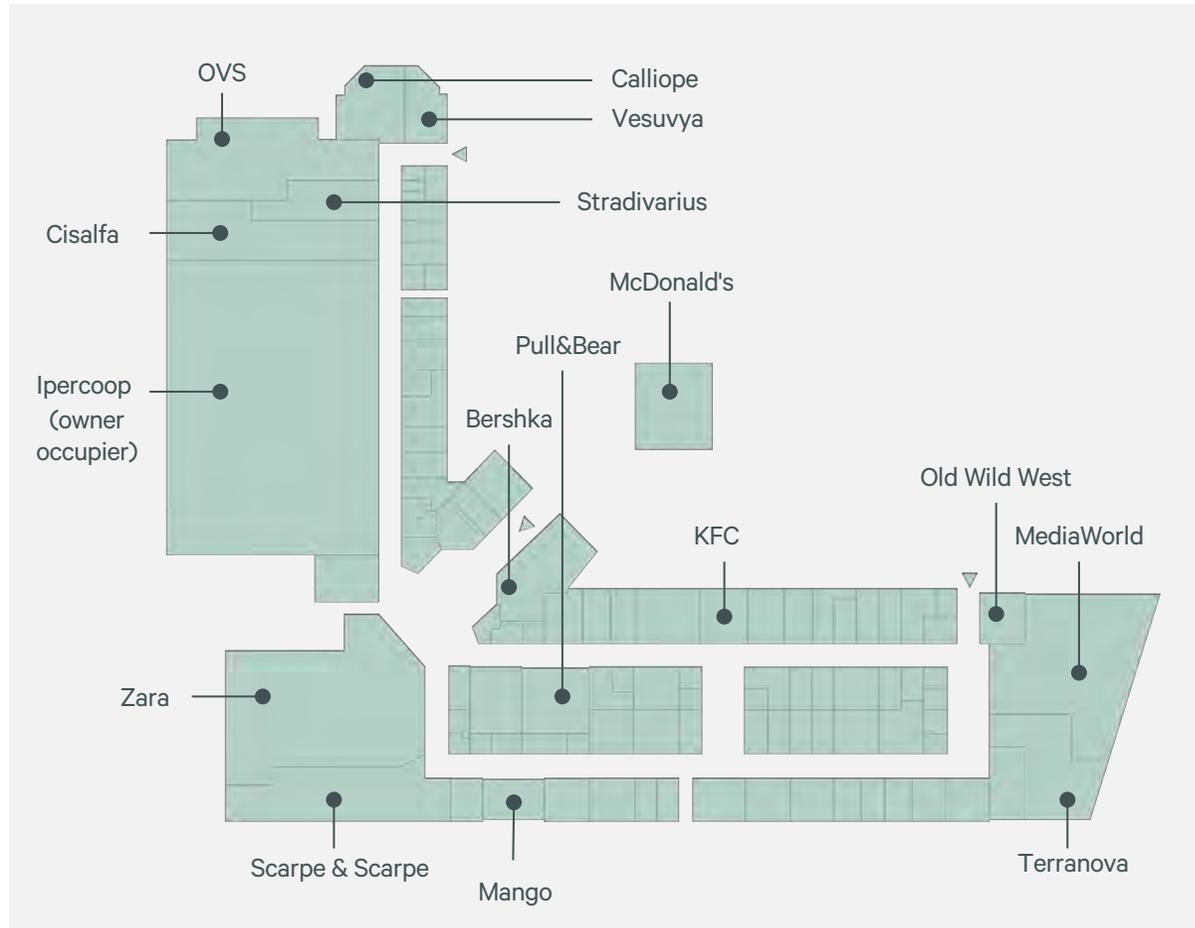
Visitor demographic²

Mongolfiera Molfetta's average visitor profile is equally distributed between male and female. Most customers are below 44 years old (59%), with a strong presence of numerous and young families with children in the household (25%). 90% visits are from the primary area. Visitors spend an average of 93 minutes during the visit and take 28 minutes to reach the shopping centre.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Zara, Scarpe & Scarpe, OVS, Bershka, Pull&Bear, Stradivarius, Mango, Terranova

Electronics

MediaWorld, Apple Premium Reseller

Leisure

Cisalfa

Health & beauty

Sephora

Restaurants

McDonald's, Vesuvya, Old Wild West, KFC



EMEA RETAIL BROCHURE

Carrefour Limbiate

LIMBIATE | ITALY



Property summary

Carrefour Limbiate shopping centre is located in one of the wealthiest areas in Italy. The scheme opened in 2006 and is anchored by a Carrefour hypermarket (owner-occupier).

The tenant mix is well diversified and includes MediaWorld, Terranova, Calliope, Bershka, Pull&Bear, Stradivarius, King Sport OVS, JD Sports and Pittarosso.

A rich food and beverage offer includes brands such as Old Wild West, McDonald's, Spontini, PanB, La Piadineria, Macha Poke, Alice, KFC and C-House.



Out of town

Location



38,700 sq. m.

Total GLA



5 million*

Footfall



93

Units



2,600

Parking spaces

*2024

Location and access

The shopping centre is located in Limbiate (Lombardy region), in the province of Monza Brianza, about 15 kilometres north of Milan in one of the wealthiest areas in the country. The town of Limbiate has a population of approximately 35,000 inhabitants and the surrounding area is very densely populated.

The scheme is directly accessible from the SS527, which links the towns of Saronno and Monza and benefits from a very good visibility. It is also easily accessible from the SS35 between Milan and Meda, which is less than 4 kilometres from the centre. There is a multi-level car park (ground and underground level) with 2,600 spaces in front of the shopping centre.

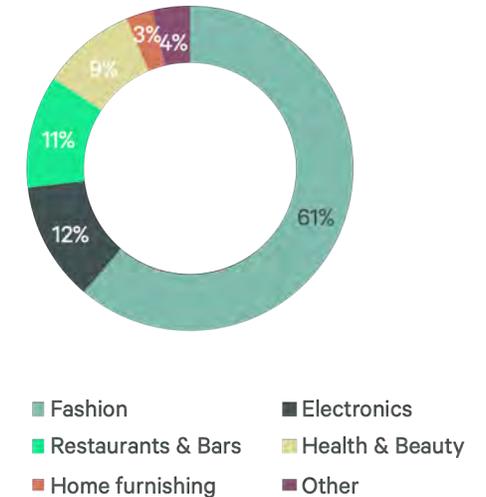
Catchment area



The asset benefits from a large and wealthy catchment area: 953,000 inhabitants live within a 20-minute drive. The disposable net income per capita in the catchment area is 34% above the national average.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	15,370
● 05' – 10'	108,564
● 10' – 20'	770,168
TOTAL	894,102

Tenant mix¹



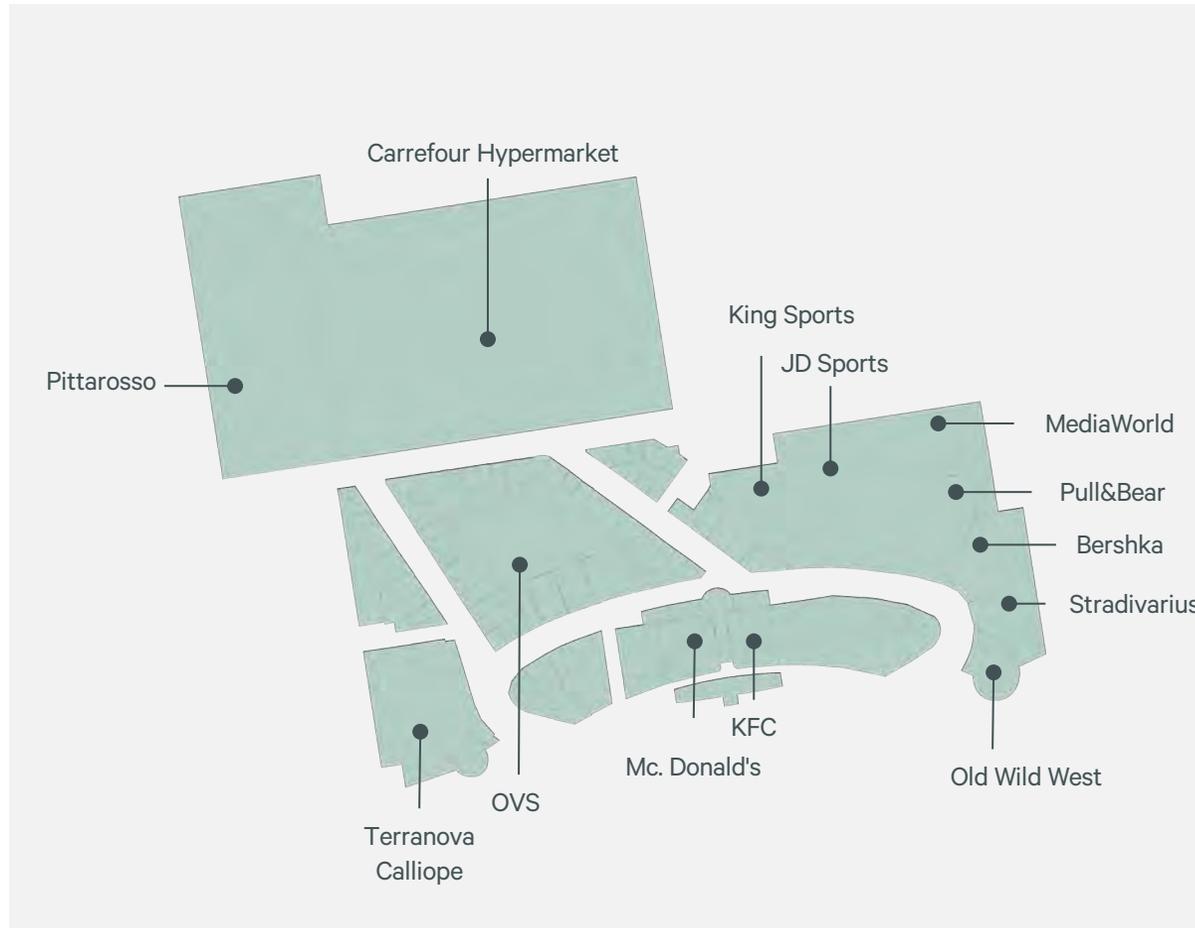
Visitor demographic²

Carrefour Limbiate shows a higher presence of women (61%) than men (39%). The average visitor age is 40 and the predominant generations are Millennials (29%) and Generation X (41%). Most visitors belong to the middle and upper classes.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Terranova, Calliope, OVS, Bershka, Stradivarius, Pull&Bear, JD Sports and King Sport

Electronics

MediaWorld

Health & beauty

DentalPro, Sephora

Restaurants & bars

Old Wild West, McDonald's and KFC



EMEA RETAIL BROCHURE

Mongolfiera Lecce

SURBO (LECCE) | ITALY



Property summary

Mongolfiera Lecce shopping centre opened in March 1994 and was extended and upgraded in 2006.

Together with the surrounding and complementary retail park boasting tenants such as The Space cinema, McDonald's, Happy Casa, BricoCentre and Decathlon, Mongolfiera Lecce is the dominant shopping destination in the area.

The tenant mix is well diversified and includes MediaWorld, H&M, Pull&Bear, Stradivarius, Piazza Italia, Bata, as well as the 15,000 sq. m. Ipercoop hypermarket (owner occupier).



Out of town

Location



11,400 sq. m.¹

Total GLA



4.1 million²

Footfall



50

Retail units



1,000

Parking spaces

¹ Excluding hypermarket; ² 2024

Location and access

Mongolfiera Lecce is in the municipality of Surbo, less than five minutes' drive from Lecce. It is positioned between the periphery of Surbo and Lecce, about 5 kilometres from the historical city centre.

It is well connected to the city of Lecce and the outskirts thanks to the SS 613 road between Lecce and Brindisi, the ring road and the web of secondary streets beside the shopping centre itself.

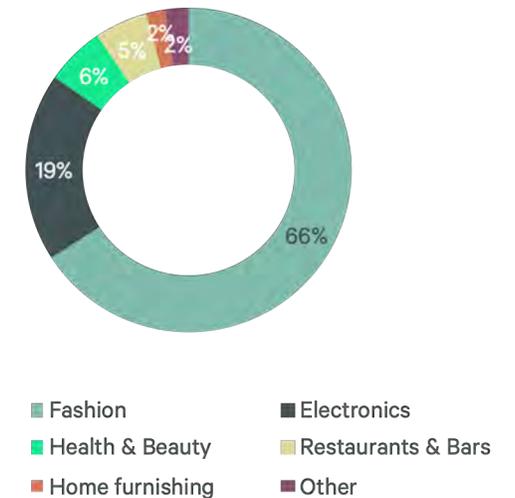
Catchment area



The catchment area reaches nearly 0.5 million inhabitants (up to 30 minutes' drive-time) with over 250,000 within a 20-minute drive. The city of Lecce itself has nearly 100,000 inhabitants.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	66,349
● 10' – 20'	163,004
● 20' – 30'	166,613
TOTAL	396,266

Tenant mix¹



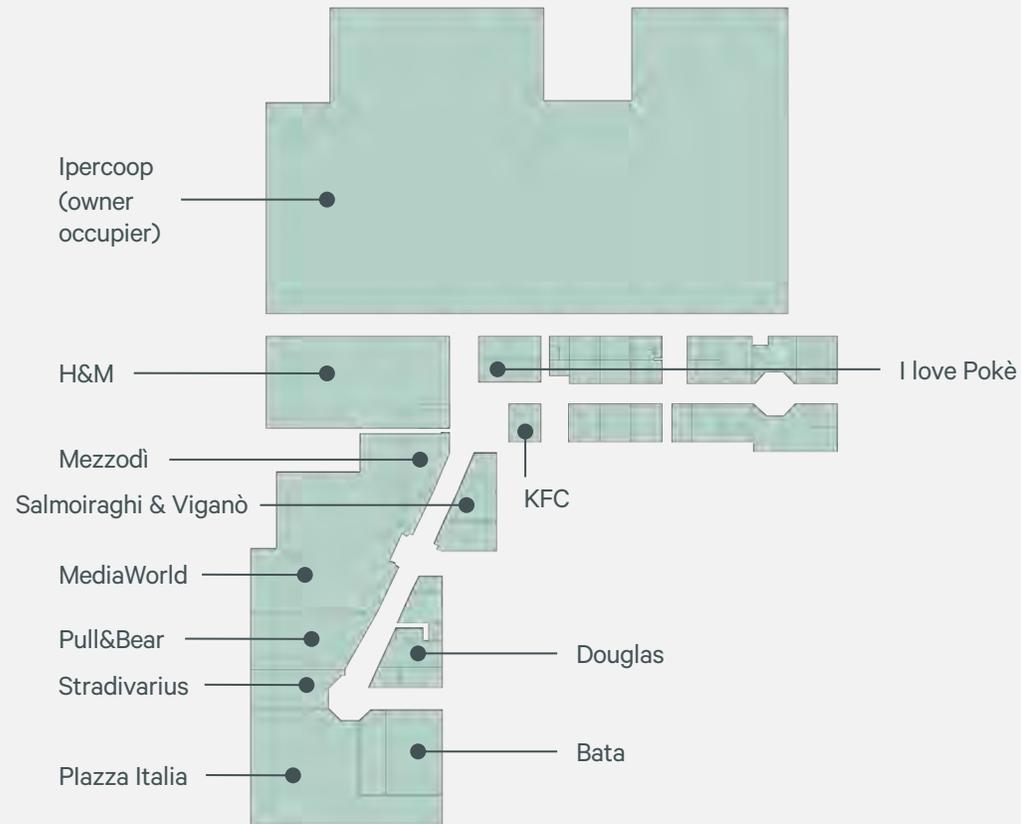
Visitor demographic²

Mongolfiera Lecce's average visitor profile is equally distributed between male and female, and most represented by Gen Z and Millennials. The visitor profile shows wealthy consumers with a middle-upper social class. Most visits are from the primary catchment area (50%), and 78% originates in the overall traditional catchment. The average dwelling time is 62 minutes and the main motive for visiting is gallery shopping (40%).

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

H&M, Piazza Italia, Pull&Bear, Stradivarius

Electronics

MediaWorld

Health & beauty

Douglas, Salmoiraghi & Viganò

Restaurants & bars

Mezzodi, I Love Pokè, KFC



EMEA RETAIL BROCHURE

Amsterdamse Poort

AMSTERDAM | THE NETHERLANDS



Property summary

Amsterdamse Poort is a shopping centre located in the fastest-growing area in the Netherlands: Amsterdam Southeast. The Amsterdamse Poort redevelopment will be executed over the next five years into a leading urban hub of Amsterdam and a true heart for Amsterdam Southeast. The full redevelopment project will deliver a complete upgrade of the 46,000 sq. m. of retail and commercial GLA and includes parking facilities. The public space area will be renewed, and a broader tenant mix will add more diverse F&B, culture and leisure offerings. Moreover, the direct area will be intensified with approximately 3,000 apartments. This total redevelopment of Amsterdamse Poort will be executed in a stepped approach, ensuring the centre continues to operate continuously.



City centre

Location



46,010 sq. m.

Total GLA



15 million*

Footfall



220

Units



1,750

Parking spaces

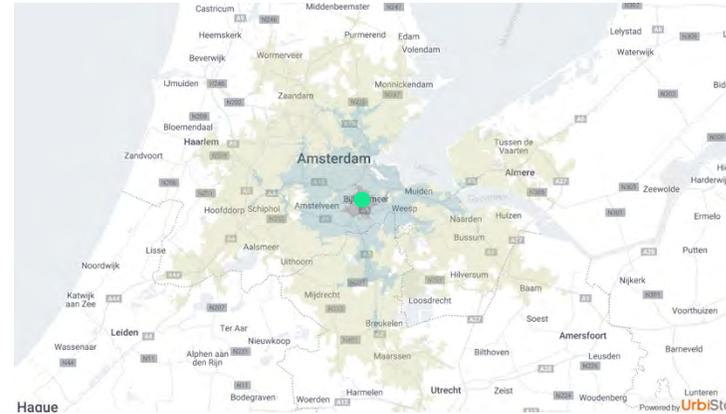
*expected footfall 2025

Location and access

The Amsterdamse Poort is located in Amsterdam Southeast. The Amsterdam municipality has defined the region as a growth area for Amsterdam to create a major urban live-work-play area beyond the city-centre.

Amsterdamse Poort has strong accessibility to public transport, being in the direct vicinity of the metro and intercity train station, as well as by car through the convergence of four national highways (A1/A2/A9/A10). Since it is a public transport hub, footfall is high, also supported by the nearby entertainment area, which is the largest in the country.

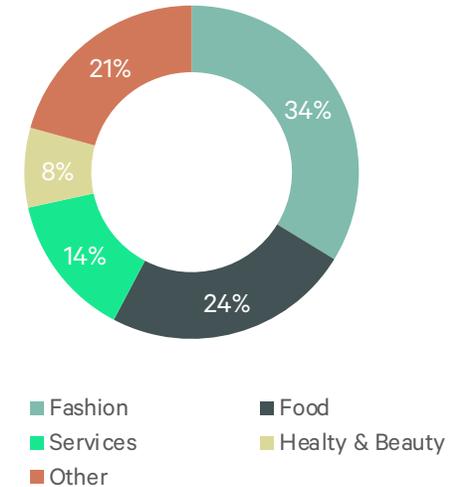
Catchment area



The ArenA Poort Area is a major retail and entertainment destination in Amsterdam for both local residents and tourists. Around 780,000 people live within a 20-minute drive. Amsterdam Southeast is the fastest-growing area in the Netherlands. The direct catchment is expected to double by 2040.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	73,651
● 10' – 20'	704,860
● 20' – 30'	1,177,302
TOTAL	1,955,813

Tenant mix¹



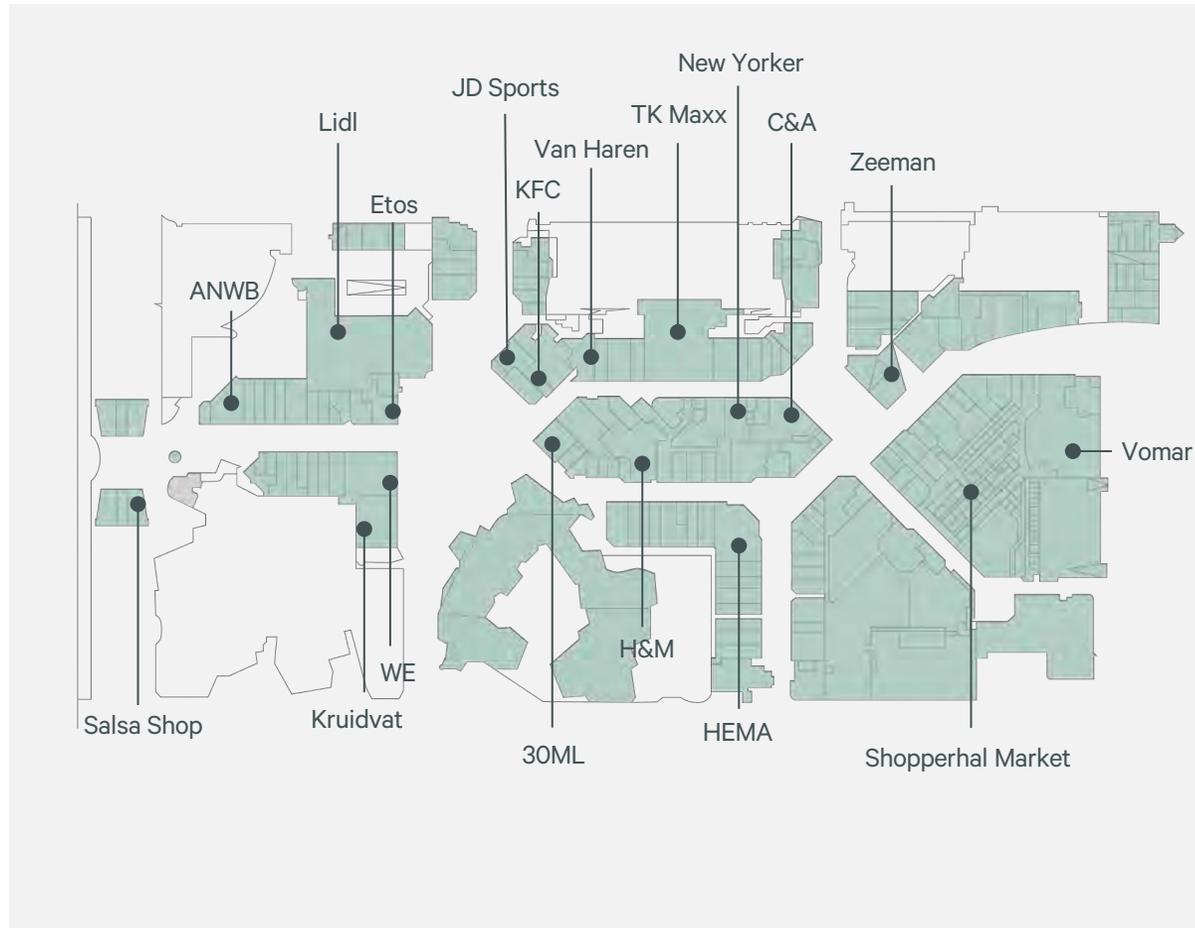
Visitor demographic²

Amsterdamse Poort is one of the international leaders in the field of food, fashion, urban arts and leisure. The place is a magnet for both commercial companies and creative entrepreneurs, for students and tourists, and for residents. The most represented consumer group is Millennials and single and young couples, mainly from the municipality of Amsterdam (57%).

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

TK Maxx, H&M, C&A, New Yorker, JD Sports, Van Haren, WE, Zeeman, Hunkemoller

Convenience

Lidl, Vomar, Etos, Daily Style, Action, Hema, Shopperhal Market

Restaurants & bars

Pizzabakkers, McDonald's, KFC, Salsa Shop, 30ML

Leisure & culture

OSCAM Museum, Foundation Hip Hop Academy

Health & beauty

Kruidvat, Etos, ICI Paris XL, Specsavers, Hans Anders



EMEA RETAIL BROCHURE

Koopgoot/ Beurstraverse

ROTTERDAM | THE NETHERLANDS



Property summary

Beurstraverse, locally known as Koopgoot, has been the main shopping centre in the heart of Rotterdam for several decades. Koopgoot comprises 16,000 sq. m. of prime lettable retail floor area over 40 stores.

The shopping centre is home to some of Europe's best-known retail chains, including Zara, H&M, Hema, JD Sports and Urban Outfitters, as well as the 'De Bijenkorf' luxury department store.



City centre
Location



16,800 sq. m.
Total GLA



10 million*
Footfall



43
Units



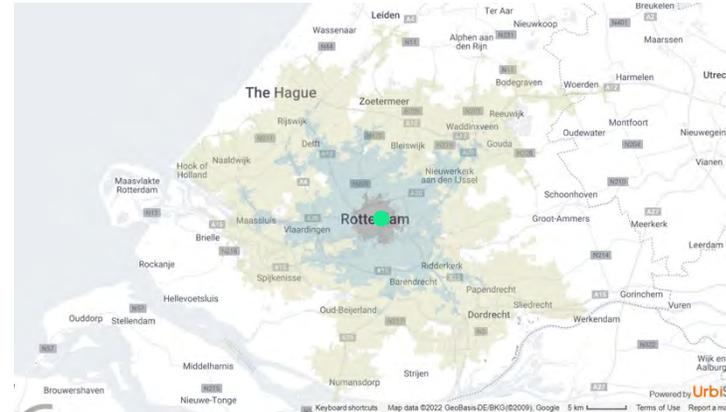
477
Parking spaces

Location and access

Beurstraverse is situated in the heart of Rotterdam. The shopping centre is famous for its unique shopping arcade that connects two vital retail districts, the Lijnbaan district and the Laurens district, by means of an underpass beneath Rotterdam’s main street, Coolsingel.

The shopping centre enjoys superb accessibility. Metro station Beurs, the busiest metro station in the Netherlands, and the Koopgoot car park are both next to the centre. Rotterdam’s central station and numerous tramway and bus lines are also within walking distance.

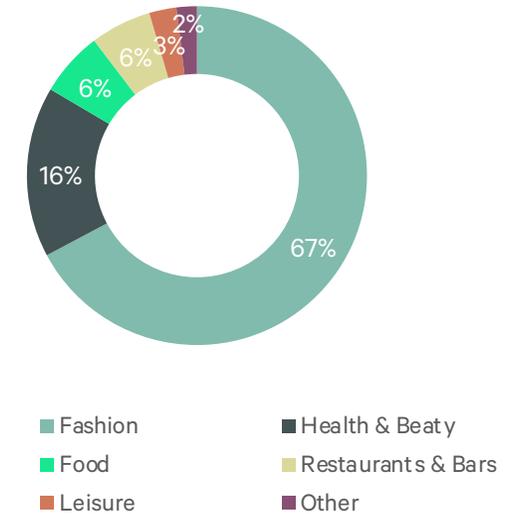
Catchment area



Koopgoot has a large catchment of almost 2.8 million people within a 30-minute drive. The primary market is described as Rotterdam municipality, with a population of 675,000.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	268,957
● 10' – 20'	947,378
● 20' – 30'	1,533,024
TOTAL	2,749,359

Tenant mix¹



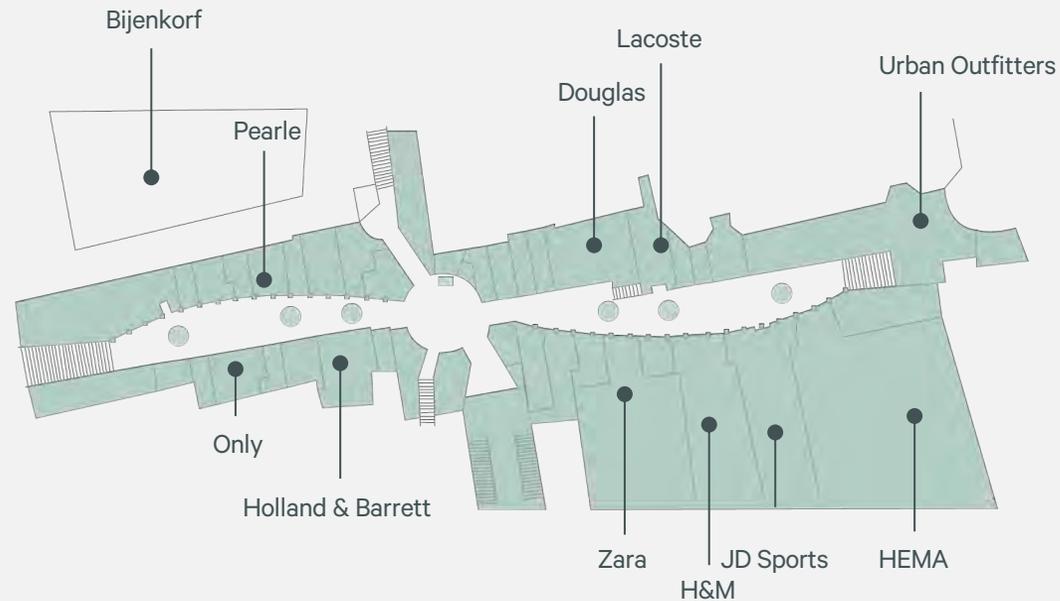
Visitor demographic²

Beursplein attracts approximately 200,000 customers on a weekly basis, with 40% of visits on a weekly or even daily basis. The average visitor is a consumer aged 18-35 and the centre attracts a mix of young adults and couples.

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

H&M, Zara, JD Sports, Urban Outfitters, WE

Health & beauty

Holland & Barrett, Douglas, Lush, The Body Shop

Home furnishing

HEMA

Restaurants & bars

Burger King, Coco Fresh Tea

Food

Dunkin'Donuts



EMEA RETAIL BROCHURE

Sfera Shopping Centre

BIELSKO-BIAŁA | POLAND



Property summary

Located in the historic heart of Bielsko-Biala, Sfera Shopping Centre is the region's largest retail and leisure destination. It offers a diverse tenant mix of leading Polish and international brands, complemented by local boutiques, restaurants, cafés, and service providers.

The centre features a Helios cinema, play zone, bowling alley, fitness centre, children's playground, the Qubus Hotel, and an office component, making it a vibrant hub for shopping, entertainment, and business.

Developed on the site of former textile factories, the two interconnected buildings – Sfera I and Sfera II – blend modern architecture with historic urban character.

With 2,200 parking spaces and strong public transport connections, the centre is easily accessible and continues to attract millions of visitors annually. It plays a key role in the urban and social life of Bielsko-Biala, serving as a central meeting point for residents and visitors alike.



Inner city
Location



64,700 sq. m.
Total GLA



10.5 million*
Footfall



205
Retail units



2,200
Parking spaces

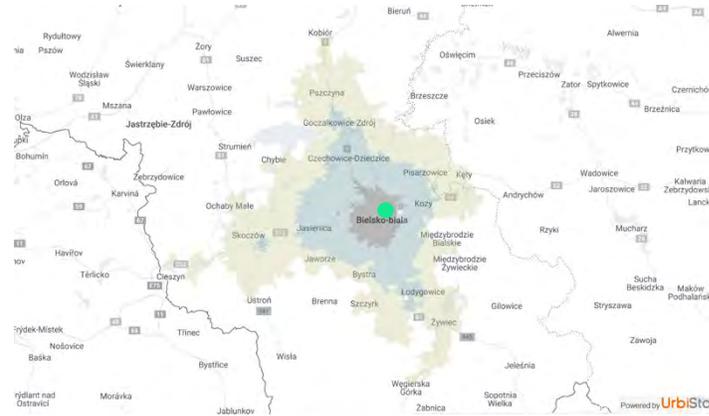
Location and access

Sfera Shopping Centre is in the city centre of Bielsko-Biala.

It is accessible by bus (11 lines), train (the main station is located 850 metres from the asset) and car.

Galeria Sfera has 2,200 parking spaces, accessible from the main road.

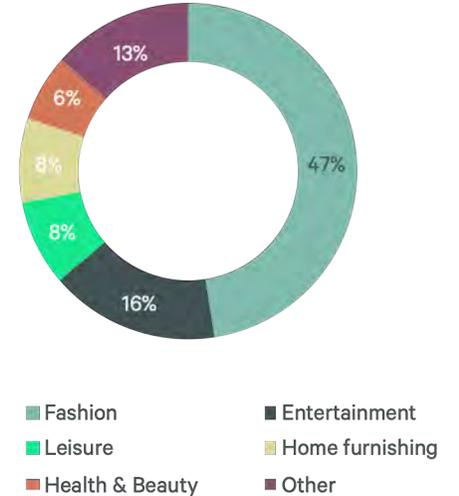
Catchment area



The greatest advantage of Sfera is its city-centre location: 16% of customers reach it on foot, 20% by public transport and 64% by car. Sfera is a popular shopping mall in the Bielsko-Biala area. It has a strong penetration in the catchment area: 99% of residents know the centre and top-of-mind awareness is 38%.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	118,237
● 10' – 20'	163,750
● 20' – 30'	209,007
TOTAL	490,994

Tenant mix¹



Visitor demographic²

For 33% consumers, Sfera is the mall they visit most often, and 89% of customers visit at least once a month. Customers typically are in a good financial situation, with 61% being above the general average and financially secure. Families and young people are the main target groups.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Zara, CCC, Half Price, Reserved, Sinsay, Mohito, New Yorker, Reserved, Smyk

Entertainment

Helios, Arcade Bee, Empik, Fikołki

Electronics

RTV Euro AGD

Leisure

Martes Sport, Intersport

Food

Biedronka

Hotel

Qubus



EMEA RETAIL BROCHURE

Jantar

SŁUPSK | POLAND



Property summary

Jantar is a regional shopping centre with 142 stores. It is the dominant scheme in Słupsk and the wider region and is the leading fashion and shopping destination for the city and the nearby municipalities. The asset also includes a food court area and the city's only cinema. Jantar is the only scheme in the region for fashion, shopping and entertainment.



Out of town

Location



44,900 sq. m.

Total GLA



4.0 million*

Footfall



142

Units



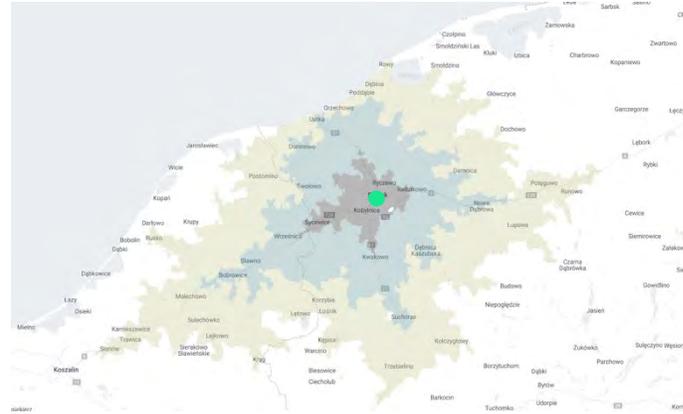
1,016

Parking spaces

Location and access

Jantar is located 3 kilometres from the very centre of Słupsk, on the main exit road towards Szczecin. It is in a very accessible location, with access to the main road for those coming by car and a nearby bus station for those visiting via public transport.

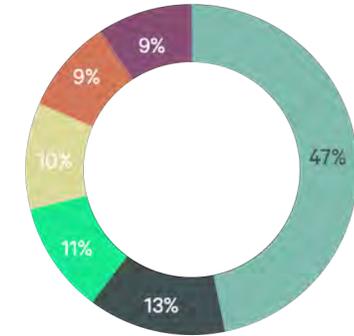
Catchment area



Jantar is the main scheme in Słupsk. The mall is a family-friendly, inspiring, engaging, creative place for a pleasant shopping experience. Jantar is benefitted for 220,000 inhabitants within a 45 minutes driving distance.

Isochrone (drive-time)	Inhabitants
● 00' – 15'	102,219
● 15' – 30'	56,604
● 30' – 45'	56,327
TOTAL	215,150

Tenant mix¹



- Fashion
- Entertainment
- Home furnishing
- Leisure
- Electronics
- Other

Visitor demographic²

The typical consumer is a middle-aged person with a high-school education. More than 50% of the customers are under 35 years old and typical visitors are families without children.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Reserved, H&M, Sinsay, Deichmann, CCC, Cropp, New Yorker

Entertainment

Multikino, Just Gym

Leisure

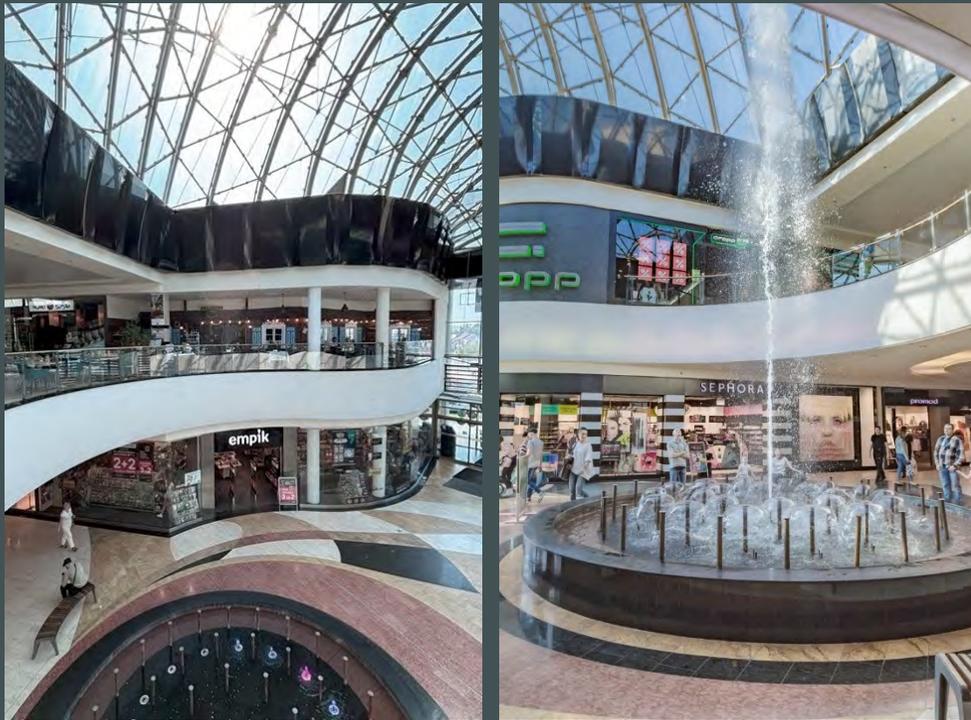
Decathlon, Martes Sport

Electronics

Media Markt, Rtv Euro Agd

Home furnishing

JULA



EMEA RETAIL BROCHURE

Galeria Mazovia

PLÓCK | POLAND



Property summary

Galeria Mazovia is the largest and the most modern shopping mall in Płock. The scheme is characterised by a unique selection of retailers, many of which are debuting on the Płock market. The three-storey building includes 110 shops, restaurants, a fitness club and a playground for children. There are 780 parking spaces in the convenient free car park.



Inner city
Location



29,400 sq. m.
Total GLA



3.5 million*
Footfall



110
Retail units



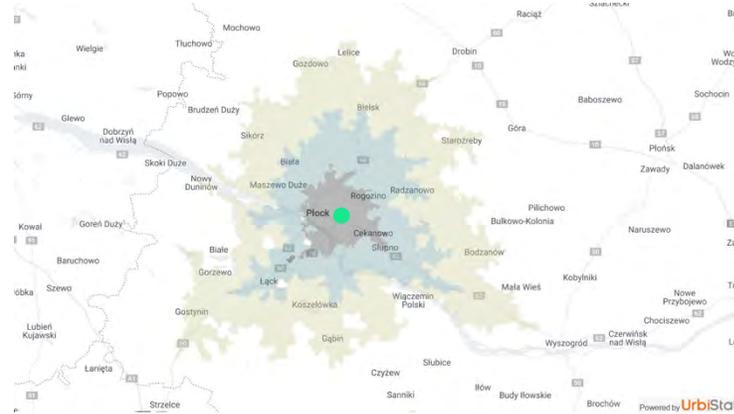
780
Parking spaces

Location and access

Mazovia is conveniently located on the eastern edge of the city centre, within a larger retail hub which also includes an Auchan hypermarket, OBI DIY store and furniture stores. It benefits from excellent visibility to anyone entering or leaving Płock.

It is well located on Wyszogrodzka street, the city's main artery and part of the national road linking Płock with the capital city of Warsaw. It also has very good access by public transport.

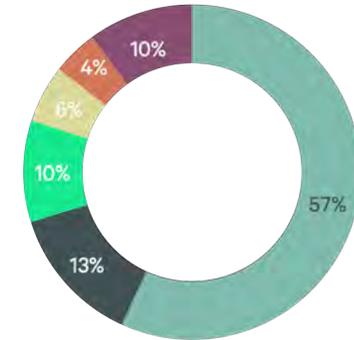
Catchment area



Mazovia has a wide catchment area of over 200,000 people living within a 30-minute drive-time and a spending power around 5% above the Polish average. Three-fourths of the city's population can reach the asset in under 10 minutes. Galeria Mazovia is in the middle of the most densely populated residential area, Podolszyce.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	87,771
● 10' – 20'	65,443
● 20' – 30'	59,756
TOTAL	212,970

Tenant mix¹



- Fashion
- Electronics
- Entertainment
- Health & Beauty
- Food
- Other

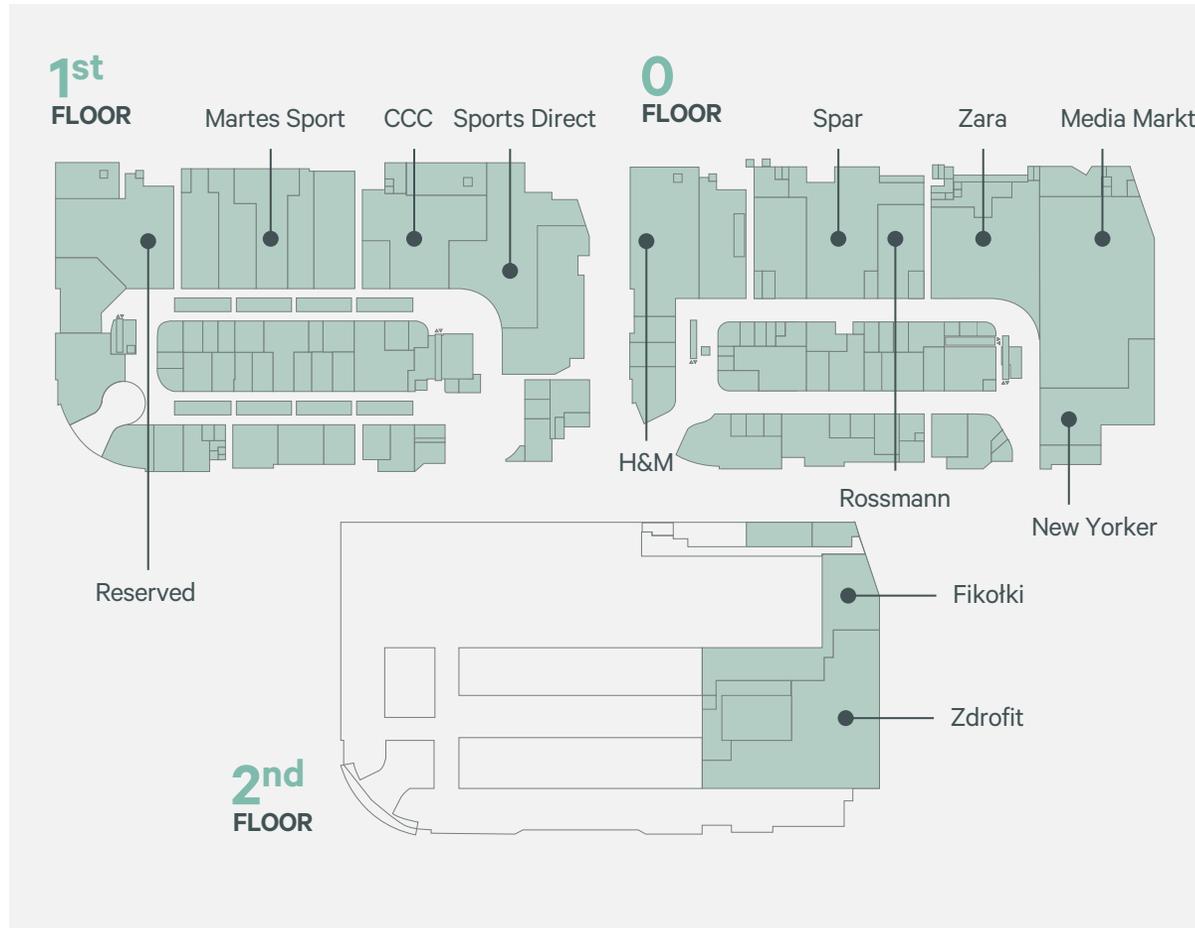
Visitor demographic²

The customers of Mazovia value the shopping centre primarily for its excellent location (90% of people travel by car), the diversity and availability of well-known brands. They perceive Mazovia as the leading mall in Płock, offering a wide variety of shopping options.

CBRE customer survey 2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Reserved, H&M, Zara, CCC, New Yorker

Entertainment

Zdrofit, Fikołki

Leisure

Martes Sport, Sports Direct

Food

Spar

Health & beauty

Rossmann



EMEA RETAIL BROCHURE

Colombo

LISBON | PORTUGAL



Property summary

Colombo is one of the largest shopping centres in the Iberian Peninsula. Shops are spread across three levels, visibly connected by squares and atria. The centre is the primary retail and entertainment destination in Lisbon for residents and tourists. It offers a strong tenant mix with unique brands and flagship stores. It is strongly anchored by brands such as the largest Zara store in Portugal, a NOS cinema (leader operator in Portugal) and a Continente hypermarket.

A regular bus service and underground link Colombo to the most important parts of Lisbon and neighbouring districts. Colombo is attractive to both consumers and brands, and the wide variety of stores is a key reason for its popularity.



City centre
Location



117,580 sq. m.
Total GLA



23.8 million*
Footfall



298
Units



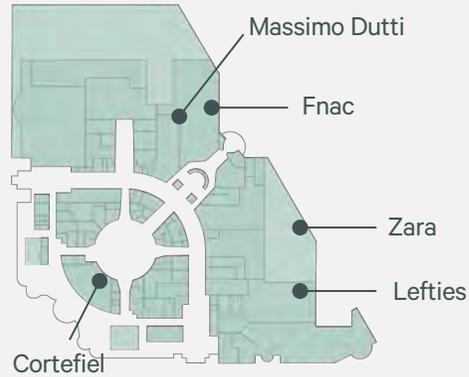
6,574
Parking spaces

Floor plans

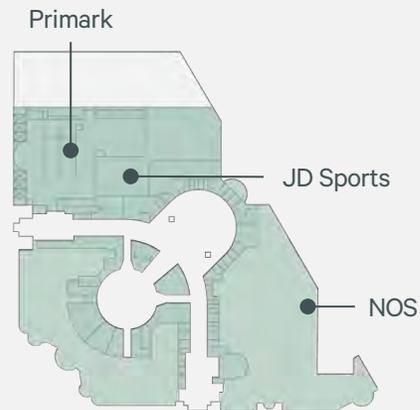
Ground FLOOR



1st FLOOR



2nd FLOOR



Main anchors

Fashion

Primark, H&M, Zara, Sport Zone, Lefties, Bershka, Cortefiel, Sfera

Entertainment

Cinemas NOS, Health Club, Bowling City

Leisure

Fnac, Toys 'R' Us

Restaurants & bars

Pizza Hut, Pan & Company, McDonald's

Home furnishing

Area, Zara Home, Casa



EMEA RETAIL BROCHURE

Vasco da Gama

LISBON | PORTUGAL



Property summary

Vasco da Gama is the third-largest shopping centre in Greater Lisbon. It is located in Parque das Nações, a privileged area constantly in development with qualified residential and office areas alongside a strong leisure and tourism component. Lisbon's main transportation hub is in front of the scheme.

The shopping centre has seen continuous change with the aim of maintaining high service levels and its attractiveness. Vasco da Gama ranks amongst the top Portuguese shopping centres in terms of annual visitors per GLA.

It is a well-stabilized asset, with attractive anchor tenants and complete commercial mix. It offers visitors a wide variety of retail and leisure alternatives. It is currently finalizing the "River Deck" project, consisting of the creation of a modern outdoor food court at the river side of the 3rd floor. 15 new well known and diversified restaurants will be incorporated into the mix.



City centre
Location



51,415 sq. m.
Total GLA



22.7 million*
Footfall



166
Units



2,508
Parking spaces

Location and access

Vasco da Gama has an unparalleled location in the renewed part of the eastern Lisbon area, among the office headquarters of big companies, international exhibition centres, Estação do Oriente, leisure facilities and a modern residential area. Sport events, concerts, entertainment shows and many other activities also take place in the area

The centre has outstanding access through private and public transport. Vasco da Gama benefits from direct access to the multimodal station of 'Gare do Oriente', which is one of Lisbon's most important transportation hubs.

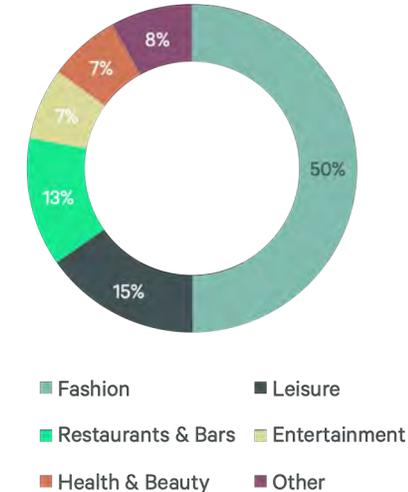
Catchment area



The traditional 30-minute drive-time catchment area of Vasco da Gama includes some 3.3 million inhabitants with €16,000 average per capita of purchasing power. The purchasing power in the catchment area is 19% above the national average, and it is 51% above in the primary 20-minute catchment area.

Isochrone (drive-time)	Inhabitants
● 00' – 20'	1,111,763
● 20' – 40'	1,826,831
● 40' – 60'	380,234
TOTAL	3,318,828

Tenant mix¹



Visitor demographic²

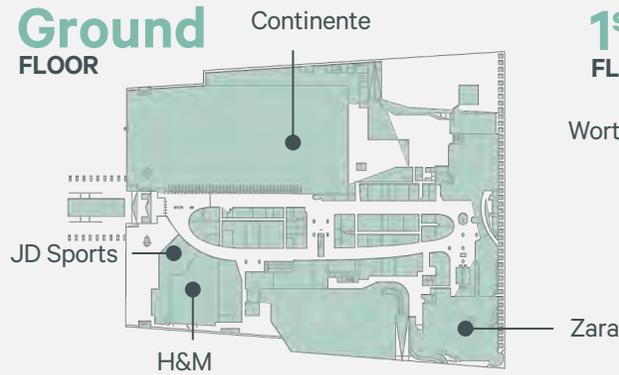
The visitor profile is equally divided between male and female. The most represented consumer group is intermediate families and groups of friends (62%). The share of visitors that live in the catchment area is 70% while 30% are either national or international tourists, or residents from other Portuguese municipalities. Most of visitors arrive by car (53%) and take an average of 19 minutes from the origin of the visit.

CBRE customer survey 2023

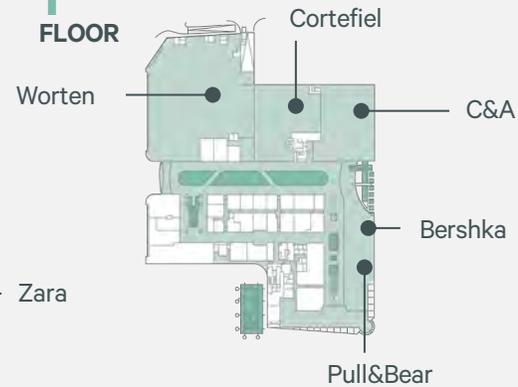
1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans

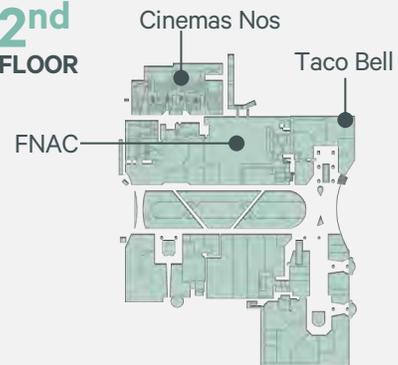
Ground FLOOR



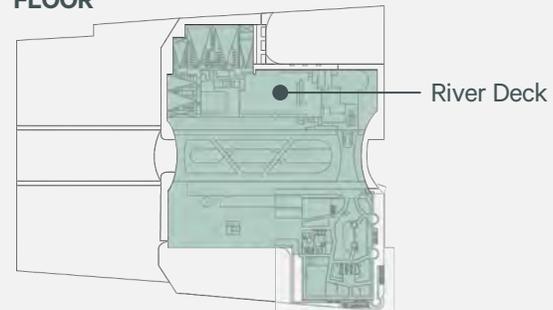
1st FLOOR



2nd FLOOR



3rd FLOOR



Main anchors

Fashion

Zara, Cortefiel, H&M, Mango

Leisure

Fnac, Sport Zone

Restaurants & bars

Taco Bell, Burger King, Pizza Hut, Pans & Company, McDonald's

Entertainment

Cinema NOS



EMEA RETAIL BROCHURE

Alegro Alfragide

CARNAXIDE | PORTUGAL



Property summary

Alegro Alfragide is a modern shopping centre located outside Lisbon's city centre, in Carnaxide, with easy access, good parking and high visibility from main surrounding motorways.

Alfragide benefits from an unparalleled location within a very strong commercial area near large retailers such as IKEA, Leroy Merlin and Decathlon, among others. Surrounded by residential as well as industrial units, logistics and offices, it has strong catchment figures.

The centre offers a mix of retail and leisure, anchored by Zara, Bershka, Pull&Bear, Stradivarius, Cortefiel, Fnac, Auchan Hypermarket, Cinemas City and McDonald's, as well as a food court.



Out of town
Location



39,700 sq. m.
Total GLA



8.3 million
Footfall



125
Units



2,500
Parking spaces

Location and access

Alegro Alfragide is located in Carnaxide, a subsidiary town of Lisbon (10 kilometres). Alegro Alfragide has an excellent location surrounded by offices, retail, residential and services.

It has excellent access within its catchment area, with the main ring road (IC17) and highways connecting Lisbon with Sintra (IC19) and with Cascais (A5).

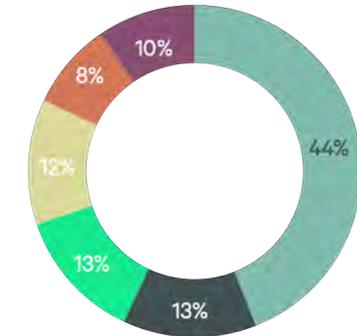
Catchment area



Alfragide is located in Carnaxide outside Lisbon's city centre (west of the Greater Lisbon area), with easy access, free parking and high visibility from the main surrounding highways. The centre has a large catchment area with approximately 1.8 million people living within a 30-minute drive.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	430,402
● 10' – 20'	1,362,269
● 20' – 30'	497,255
TOTAL	2,289,962

Tenant mix¹



Visitor demographic²

Visitors are mainly women (57%) under 44, married and with children (with more visits during the weekends). Most visitors are in employment and families are mostly composed of two or three people.

Floor plans





EMEA RETAIL BROCHURE

Europa Shopping Centre

BANSKÁ BYSTRICA | SLOVAKIA



Property summary

Europa Shopping Centre serves as the main shopping destination for the city and the region, being the only shopping mall in the catchment area. It offers a modern shopping environment with the most popular brands such as H&M, LPP group, CCC, Deichmann and New Yorker, but also accommodates several aspirational brands such as Karl Lagerfeld and Gant.

Europa Shopping Centre has a strong entertainment component with a multiplex cinema and wide variety of F&B units from fast food to casual dining. The property opened for the public at the end of 2006 and was extended in 2016.



Inner city

Location



34,636 sq. m.

Total GLA



5.7 million*

Footfall



143

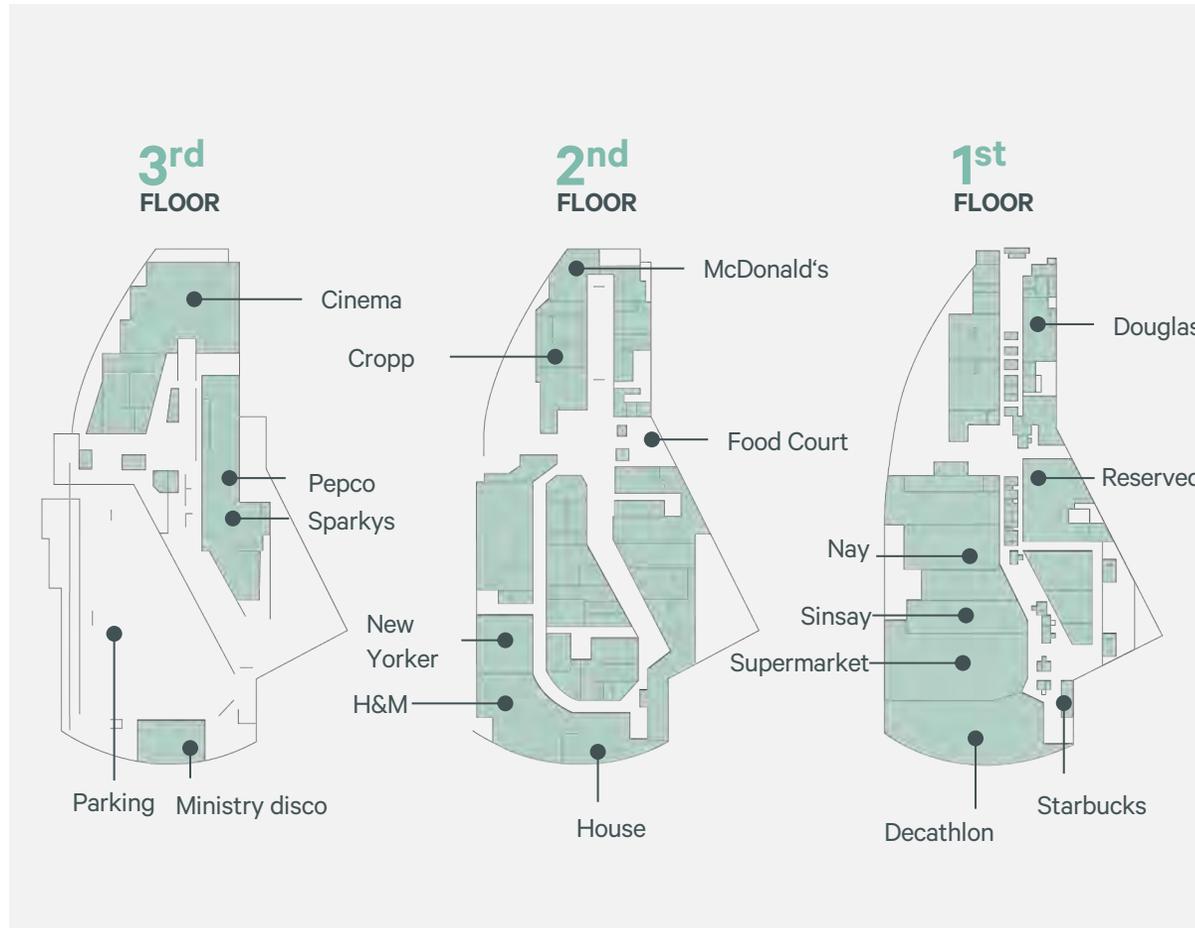
Retail Units



920

Parking spaces

Floor plans



Main anchors

Fashion

H&M, JD Sports, Reserved, Sinsay, New Yorker, CCC, Gant, Karl Lagerfeld, Guess, CK, Diesel

Leisure

Decathlon, EXIsport,

Entertainment

Cinemax, Ministry disco

Food

KRAJ Supermarket

Electronics

Nay, Apple iStores, Samsung

F & B

KFC, McDonald's, Starbucks



EMEA RETAIL BROCHURE

Zenia Boulevard

ORIHUELA | SPAIN



Property summary

Zenia Boulevard is an outdoor Mediterranean shopping and leisure resort that is dominant in its catchment area. It is located in the south-east of Spain, close to Torrevieja, one of the most relevant cities in the Alicante province, which is considered the fourth most important province in terms of retail activity in Spain. The asset has already carried out a refurbishment project (an investment over EUR18 million) to renovate and modernize the appearance and to better meet the needs and expectations of its customers and tenants.

The centre has a well-balanced tenant mix, anchored by Alcampo hypermarket, Leroy Merlin, Decathlon, Conforama, Primark, H&M, Zara, Bershka, Pull&Bear, Stradivarius, Massimo Dutti, Oysho, Lefties and Zara Home.



City centre

Location



82,000 sq. m.

Total GLA



15.1 million

Footfall



162

Units



5,000

Parking spaces

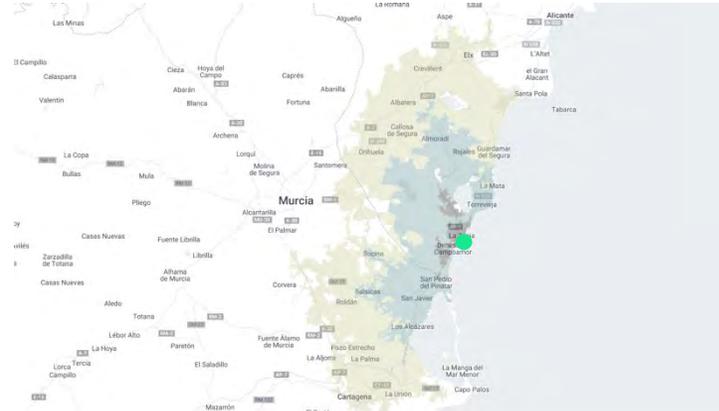
Location and access

The centre is in the province of Alicante in the municipality of Orihuela, next to the Mediterranean Sea. The area is not only one of the best tourist destinations in Spain, but also has a big permanent resident catchment from which the centre benefits throughout the whole year.

The centre has good visibility and direct accessibility from the AP7 motorway, which is the main coastal motorway from Alicante to Cartagena, and provides regional accessibility.

Zenia Boulevard is situated in a residential area that is growing massively, helping the centre to maintain a constant footfall growth.

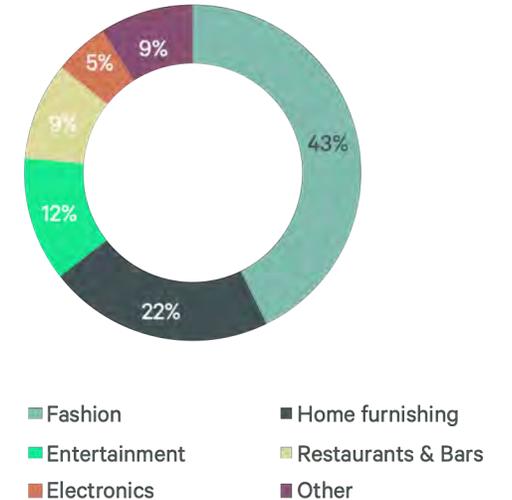
Catchment area



Zenia Boulevard, located in the Alicante province in the south-east of Spain, is the dominant shopping centre in its catchment, which extends to the south towards Cartagena, the north towards Elche/Alicante and to the west towards Murcia. The catchment area has significantly grown over the last 10 years, thanks to the construction boom in the region.

Isochrone (drive-time)	Inhabitants
● 00' – 15'	97,054
● 15' – 30'	274,461
● 30' – 50'	1,008,325
TOTAL	1,379,840

Tenant mix¹



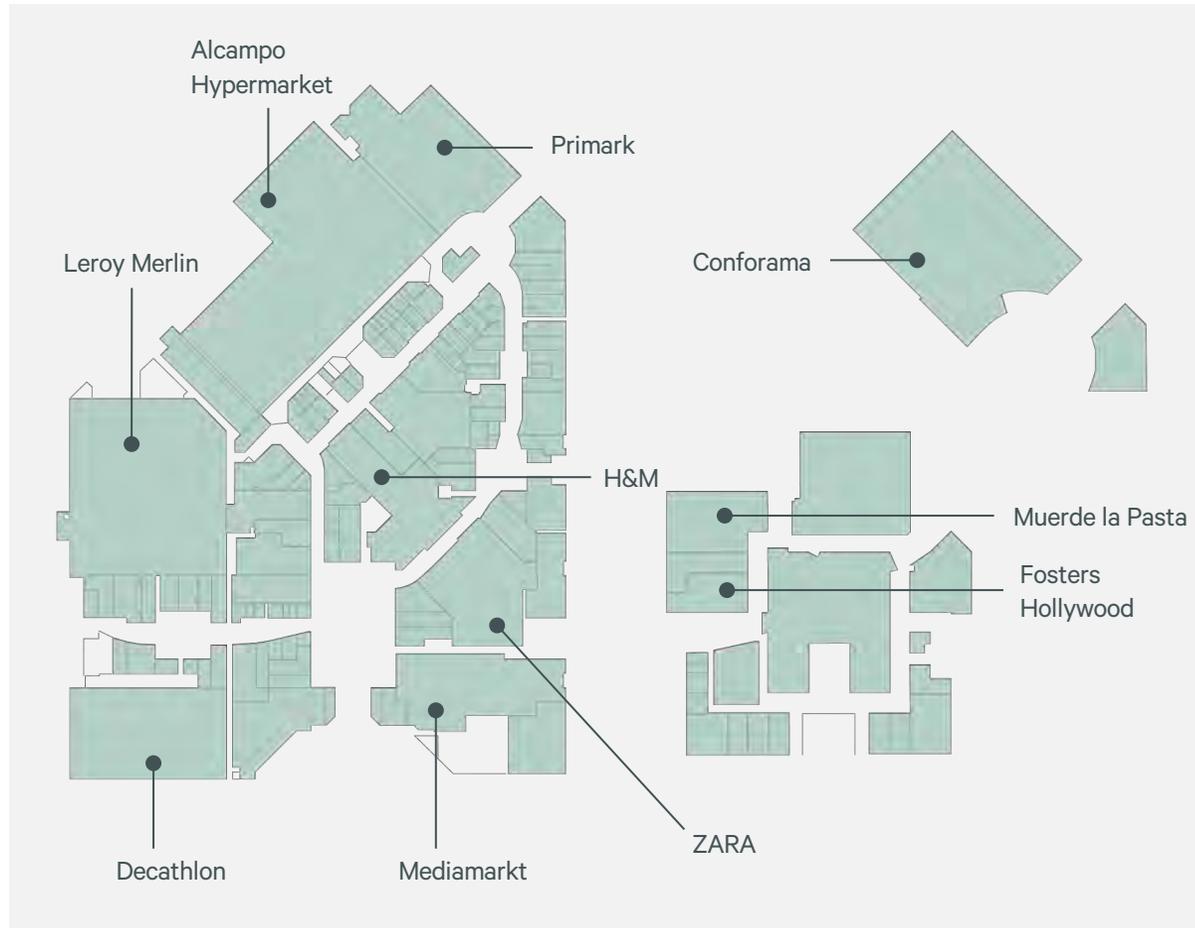
Visitor demographic²

Zenia benefits from a strong number of international tourists, comprising around 50% of all visitors, followed by second-home tourism. Main visitors are families, who increase the spend per head, followed by young professionals with no children.

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Primark, Zara, H&M, C&A, Bershka, Pull & Bear, Lefties, Massimo Dutti, Stradivarius, Oysho

Home furnishing

Leroy Merlin, Conforama, Zara Home

Leisure

Decathlon, Norauto

Restaurants & bars

Burger King, Fosters Hollywood, Tagliatella, Muerde La Pasta

Entertainment

Pleno, Casino

Electronics

Media Markt



EMEA RETAIL BROCHURE

El Boulevard

VITORIA | SPAIN



Property summary

El Boulevard is the main retail destination in the province of Alava. It is one of the largest shopping centres of the Basque Country region, well-known for its distinctive architecture. The asset has already been significantly upgraded through a refurbishment project (investment ca. EUR21 million). This renovation has been undertaken to improve the asset's aesthetic appeal and functionality, ensuring it meets the current demands of both customers and tenants. In addition, the renovations focus on sustainability and energy efficiency.

The tenant mix is oriented towards fashion, although it comprises a wide offer of activities and services that create a very complete retail experience. The asset is anchored by Inditex group, Primark, H&M, Ikea, Leroy Merlin, Yelmo Cinemas, Media Markt and an Eroski hypermarket.



City centre
Location



84,700 sq. m.
Total GLA



9.2 million*
Footfall



127
Units



3,421
Parking spaces

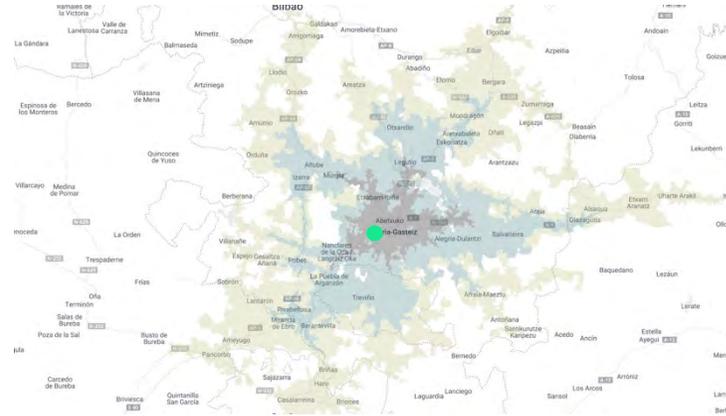
* L12m as of Q2 2025 (since re-opening after the refurbishment)

Location and access

Located in the inner-city, El Boulevard is a strong-performing regional shopping centre with strong fundamentals, including a large catchment area and limited competition, being the largest and most attractive shopping destination in the city of Vitoria.

The access to the centre is excellent since it is adjacent, and highly visible from the inner ring road of the city. Access from the city centre is possible through Portal de Gamarra street and Avenida del Cantábrico. Pedestrian access to the centre is good, approximately 20% of the public visits the centre by foot. Public transport facilities to the centre are good, with three lines stop close to the shopping centre.

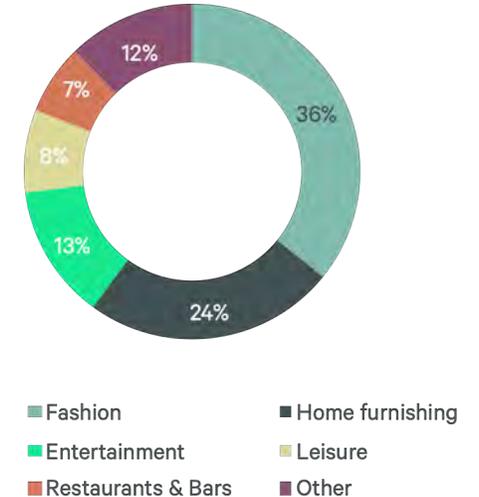
Catchment area



El Boulevard catchment area includes over 100 municipalities from Alava, Guipuzcoa, La Rioja, Navarra and Vizcaya provinces. The unemployment rate in primary catchment area (10%) is below the national average (12.9%).

Isochrone (drive-time)	Inhabitants
● 00' – 15'	257,486
● 15' – 30'	62,097
● 30' – 45'	378,434
TOTAL	698,017

Tenant mix¹



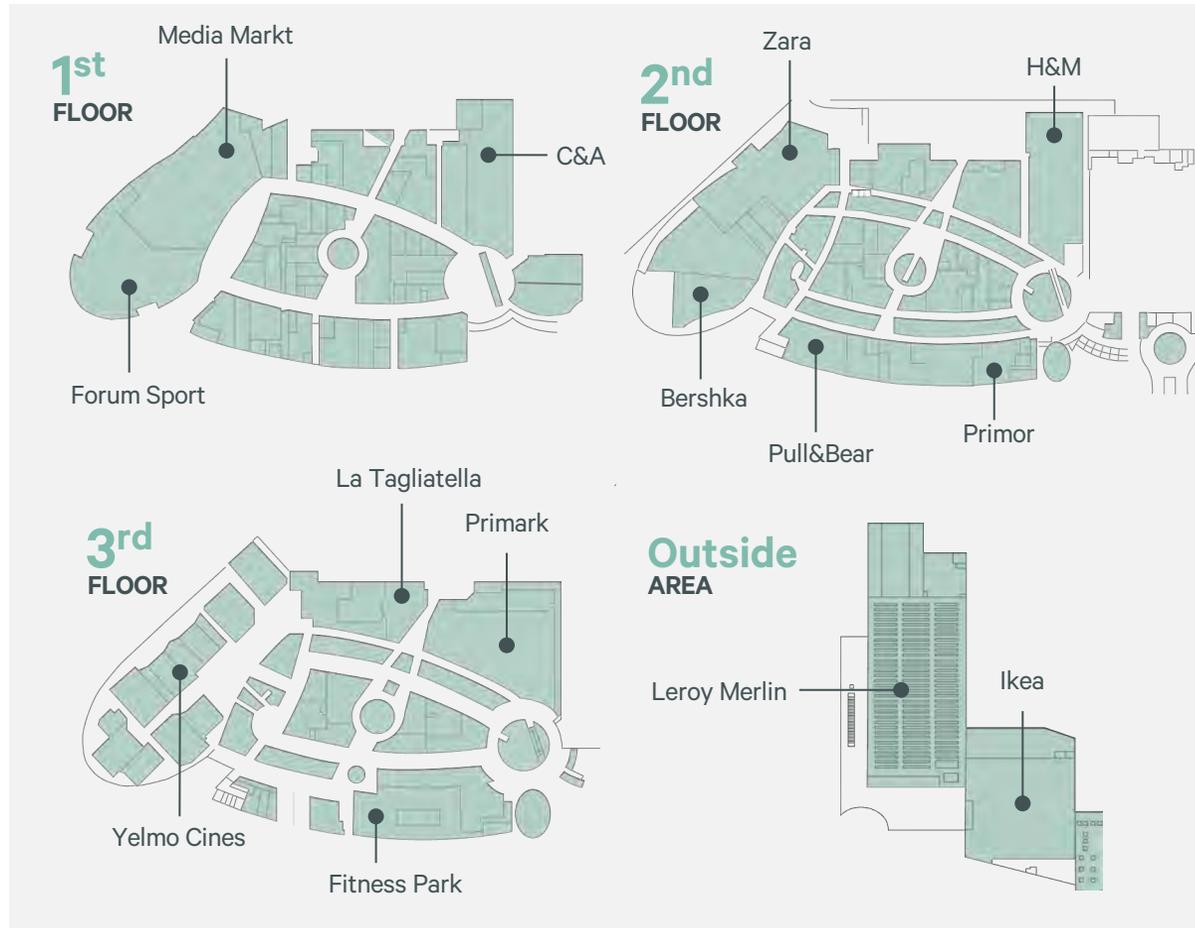
Visitor demographic²

The average visitor profile is mostly female (61%) with an average age of 37 years. It takes on average of 16 minutes to reach the shopping centre mainly from the municipality of Vitoria-Gasteiz, which represents the main source of provenance (87%). Most visits come from home (80%) and work (15%) and at least once per week (45%). Visitors tend to shop mainly alone (47%).

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Primark, Zara, H&M, C&A

Home furnishing

Leroy Merlin, Ikea

Entertainment

Yelmo Cines, Fitness Park

Leisure

Forum Sport, Feu Vert

Restaurants & bars

Pizza Hut, La Tagliatella, Foster's Hollywood

Electronics

Media Markt

Food

Eroski (co-owner)



EMEA RETAIL BROCHURE

Parc Central

TARRAGONA | SPAIN



Property summary

Parc Central is the leading retail proposition in the province of Tarragona. It benefits from its urban location and strong tenant mix, particularly in the fashion sector.

The centre was extended in February 2014, with the opening of a new floor including cinemas, the expansion of the main anchors such as Zara, H&M & Primark, and the introduction of well-known international brands such as Desigual, Superdry and Guess.



City centre

Location



37,000 sq. m.

Total GLA



7.3 million*

Footfall



102

Units



1,000

Parking spaces

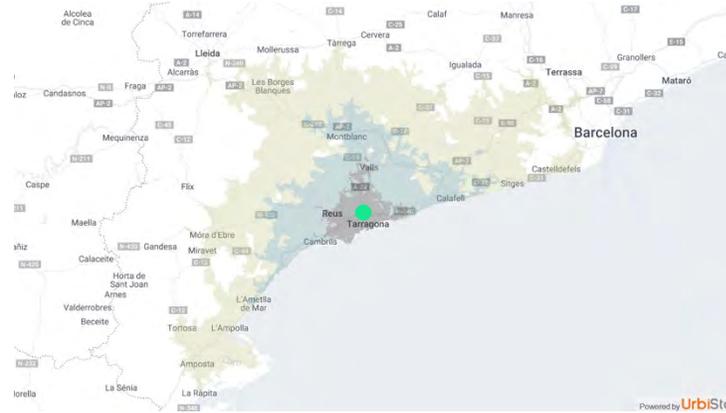
Location and access

Parc Central enjoys an excellent urban location in the city centre of Tarragona, situated within a densely populated residential area and next to major main roads.

Strategically situated at the main access route of Tarragona, Parc Central connects the city with the surrounding catchment area.

It is also easily accessible from the city centre with excellent public transport links, including nine bus lines stopping in front of the centre.

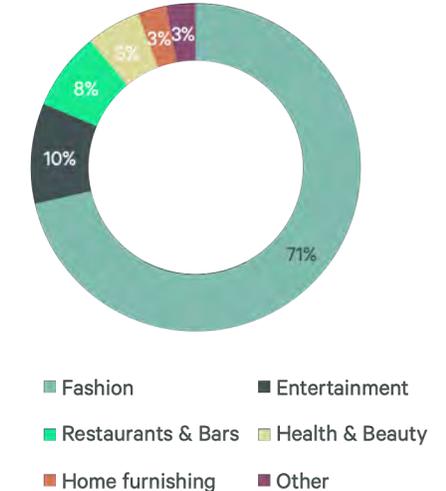
Catchment area



Parc Central is the go-to place to meet and shop for the city of Tarragona and its nearby towns. Due to its impressive tenant line-up and popularity, the centre is able to attract almost 1.5 million inhabitants within 65 minutes' drive. The primary catchment area, within a 10-minute drive-time, has a per capita disposable income 23% higher than the national average.

Isochrone (drive-time)	Inhabitants
● 00' – 20'	323,612
● 20' – 40'	323,751
● 40' – 65'	901,986
TOTAL	1,549,349

Tenant mix¹



Visitor demographic²

The average visitor is a 33-year-old woman who usually visits Parc Central alone or with her friends, mainly attracted by the fashion and lunch offer. The average time spent in the centre is 1.8 hours.

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

H&M, Zara, Massimo Dutti, Stradivarius, Bershka, Pull&Bear, Primark

Entertainment

Yelmo Cines

Restaurants & bars

La Tagliatela, McDonald's, Casa Carmen, KFC

Health & beauty

Druni, Primor

Electronics

Aliexpress



EMEA RETAIL BROCHURE

AireSur

SEVILLE | SPAIN



Property summary

AireSur is a local convenience shopping centre with a strong retail mix in a prime location to the west of Seville, forming a shopping complex with the only Ikea in Seville province.

The centre offers a good variety of stores such as Inditex group, Druni, JD Sports, H&M and Mercadona. It also has a Cool Zone (restoration area) with the world's first hanging playground and a new outdoor experiential area (AireSur Outdoor) providing F&B options and leisure activities for the whole family.



Out of town

Location



21,400 sq. m.

Total GLA



3.7 million*

Footfall



75

Units



2,366

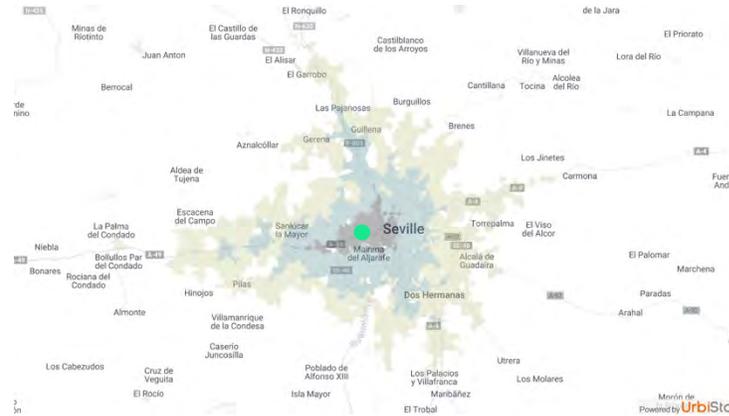
Parking spaces

Location and access

AireSur Shopping Centre is located in the municipality of Castilleja de la Cuesta (Seville province) and approximately 6km from Seville city centre and 21km from Seville airport.

AireSur is well connected by car and public transport, with access to the centre by car (via Exit 2 – A49 Seville – Huelva Highway) and bus. Furthermore, pedestrian access is also possible for the inhabitants living in the surrounding neighbourhoods.

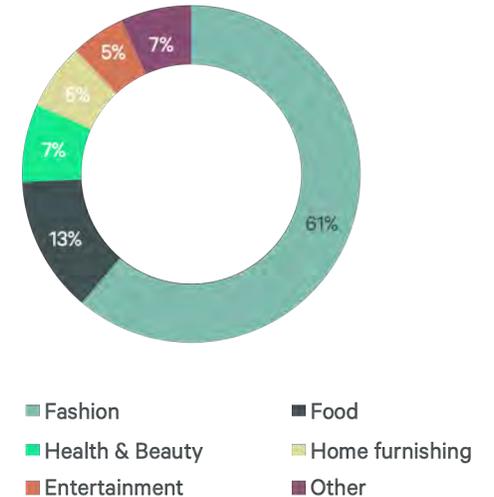
Catchment area



AireSur’s catchment area includes over 100 municipalities from the Seville and Huelva provinces (30-minute drive). The primary catchment has a disposable income per capita 6% higher than the overall catchment.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	201,999
● 10' – 20'	710,066
● 20' – 30'	424,513
TOTAL	1,336,578

Tenant mix¹



Visitor demographic²

AireSur’s average visitor profile is female (68%) with an average age of 37. Visitors come mainly from the primary catchment area (10-minute drive). 43% of the visits originate from Castilleja de la Cuesta, Tomares, Bormujos, San Juan de Aznalfarache, Camas and Gines. Most of the visitors come alone (51%) from home (86%) and work (10%).

CBRE customer survey 2022

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Zara, Stradivarius, Bershka, Mango, Sprinter, JD Sports, H&M

Food

Mercadona

Health & beauty

Druni

Home furnishing

A Loja Do Gato Preto

Entertainment

New Fitness



EMEA RETAIL BROCHURE

Parque Corredor

MADRID | SPAIN



Property summary

Parque Corredor is a prime, dominant and recently refurbished shopping center in Madrid Northeastern suburb (Torrejón). The asset benefits from a strategic location 31km east from Madrid city center, within the dynamic *Corredor del Henares* economic zone.

Opened in 1995, Parque Corredor sustained market leadership in its submarket for nearly three decades. The recently completed refurbishment is therefore set to substantially amplify Parque Corredor's already dominant position.

The owned scheme features a total GLA of 122,000 sqm in a single-floor layout (competitive advantage). The center features a resilient and diverse tenant base, anchored by high-traffic retailers including Zara and Inditex brands, Primark, H&M, IKEA, Media Markt, and Yelmo cinemas, plus owner occupied Alcampo (Auchan hypermarket)



City centre
Location



122,000 sq. m
Total GLA



8.4 million*
Footfall



141
Units



3,100
Parking spaces

Location and access

Parque Corredor benefits from a strategic location 31km east from Madrid city center, within the dynamic Corredor del Henares economic zone.

Its direct access to A-2 Madrid-Barcelona highway ensures excellent accessibility, serving a substantial primary and secondary catchment area of approximately 1.5M inhabitants within a 40-minute drive.

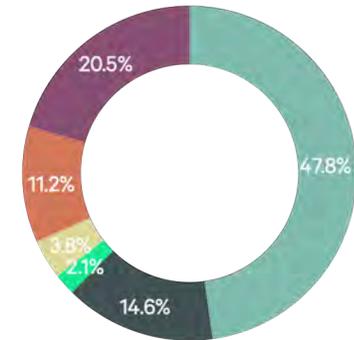
Catchment area



Parque Corredor is considered the major shopping destination for the A2 corridor with all the major retail operators and a classic leisure & F&B area. The catchment area have demonstrated stronger 10-year population growth than Madrid, fuelled by excellent transport links and significant business activity, including the nearby airport.

Isochrone (drive-time)	Inhabitants
● 00' – 20'	100,000
● 20' – 40'	1,500,000
● 40' – 60'	2,800,000
TOTAL	4,400,000

Tenant mix¹



- Fashion
- Restaurant & Bars
- Electronics
- Health & Beauty
- Home furnishing
- Other

Visitor demographic²

The scheme typically attracts middle class visitors (ca. 55% of the total). Families (31%), couples (22%) and alone individuals (27%) are the most frequent visitors.

The car is the most common transportation, although the Shopping Center is well connected by public transportation.

Floor plans

1st
FLOOR



Main anchors

Fashion

Primark, H&M, Zara, Bershka, Sfera, JD Sports

Entertainment

Cine Yelmo, Bowling, Atoope

Leisure

MediaMarkt, Toys 'R' Us

Restaurants & bars

McDonald's, Sushi Mood, Udon, Tagliatella

Home furnishing

IKEA, Tramas Home



EMEA RETAIL BROCHURE

Ashley Centre

EPSOM | UNITED KINGDOM



Property summary

The Ashley Centre was constructed in 1983 and provides 53 retail units within a predominantly enclosed, recently refurbished mall.

The centre is anchored by Marks & Spencer, Waitrose and Boots, with other major national multiple retailers including Next, JD Sport, Superdrug, Starbucks and Pret a Manger. The mall has recently been upgraded and new leases to Oliver Bonas, Gails, Procook and Rituals have been completed in H2 2024. Primark is due to open in the scheme in 2026. The programme of refurbishment and subsequent leasing has reinvigorated the scheme – reflected in footfall growth and renewed visitor appeal.



City centre

Location



32,200 sq. m.

Total GLA



6.9 million*

Footfall



53

Units



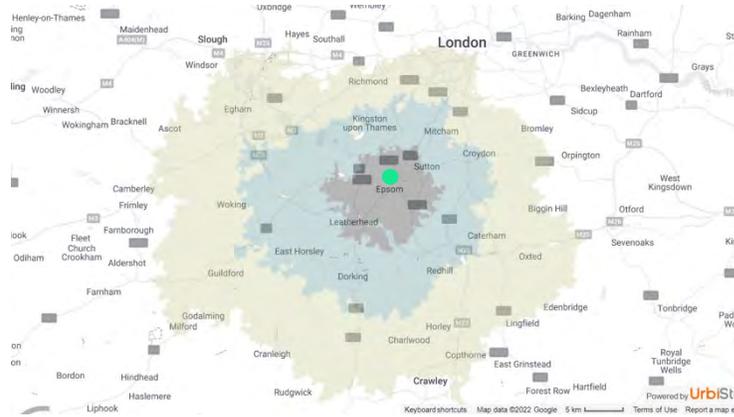
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Parking spaces

Location and access

Epsom is a wealthy 'commuter belt' town located approximately 14 miles south-west of central London. The area is popular with workers in the City of London due to excellent public transport links and a 35-minute rail journey to central London. The Ashley Centre provides the prime shopping destination within the town.

Catchment area



Epsom's principal catchment attracts shoppers from the south-west (towards Guildford) and Richmond to the north. It contains 356,000 residents, of which 19% are anticipated to be regular Epsom shoppers, generating a non-food market size of £515 million.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	109,666
● 10' – 20'	395,050
● 20' – 30'	751,433
TOTAL	1,256,149

Tenant mix¹



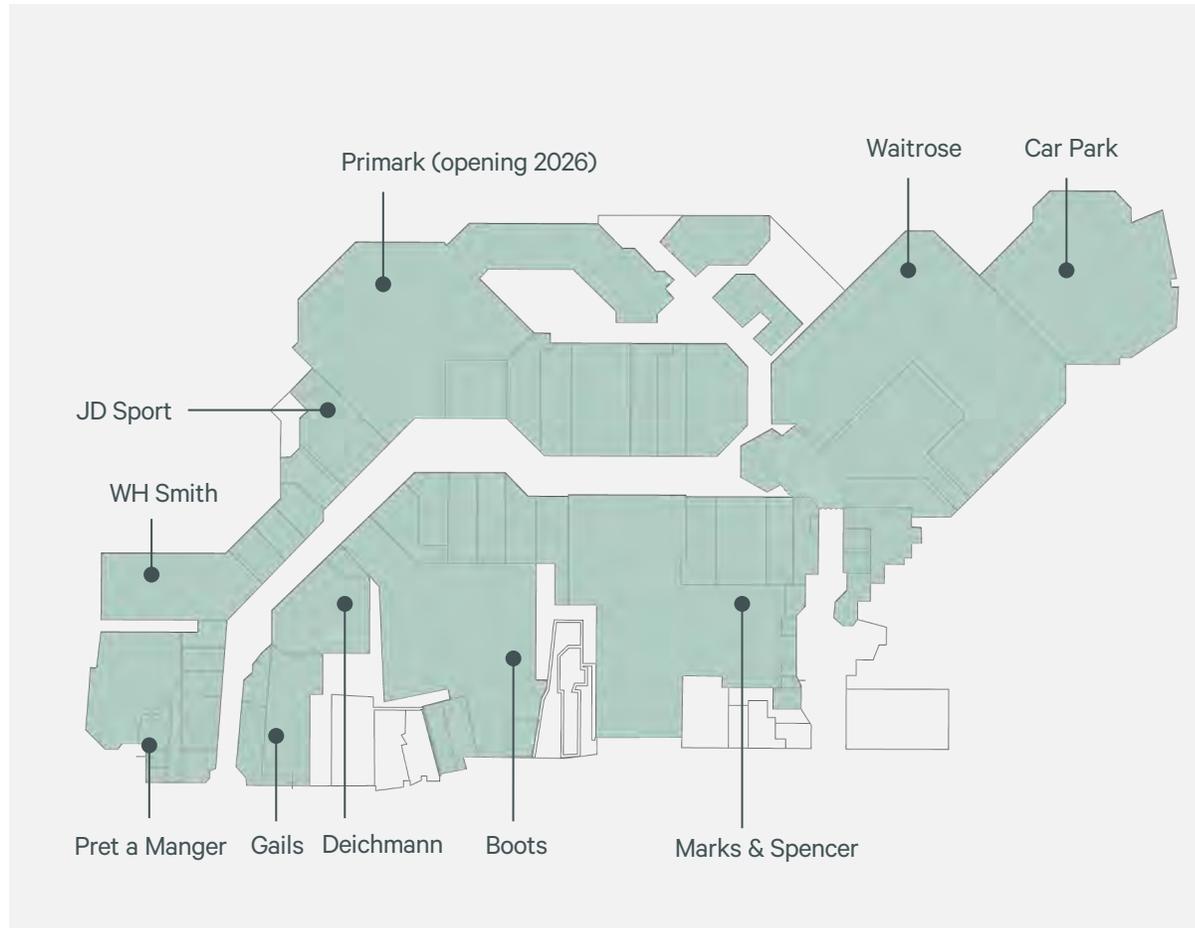
Visitor demographic²

Epsom has a higher proportion of wealthy shoppers than the UK average. The Ashley Centre reflects a growth of localism and environmentally conscious shoppers. The Ashley Centre's visitor profile is mostly female (70%) and skewed heavily to the upper age groups with the 65-year-old group comprising 38% of the total shoppers.

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Marks & Spencer, Oliver Bonas, Next, New Look, Sports Direct, JD Sport, Deichmann

Services

Metro Bank, Halifax

Food

Waitrose, Pret a Manger, Grape Tree

Health & beauty

Boots, Superdrug, Holland & Barrett, Vision Express, Rituals

Restaurants & bars

Gails, LaMocha, Costa Coffee, Starbucks, Pret a Manger



EMEA RETAIL BROCHURE

Snipe Retail Park

MANCHESTER | UNITED KINGDOM



Property summary

Snipe Retail Park is located 5 miles east of Manchester City Centre and benefits from excellent connectivity via major arterial routes, including the A635 (Manchester Road) and the M60 motorway. It is also well-served by both local and mainline railway stations.

This purpose-built retail park sits on 26.3 acres and offers 243,835 sq. ft of retail space. Occupiers include a strong line-up of national tenants such as B&Q, Next, Currys, Pets at Home, Dunelm, Home Bargains, and McDonald's. The tenant mix provides a diverse range of retail offerings, from traditional bulky goods and DIY to everyday convenience.

With a catchment of 1.5 million people within a 20-minute drive, this retail park is a well-established retail destination, with long-standing occupiers and minimal vacancy over the last 20 years.



Out of town

Location



22,653 sq. m.

Total GLA



N/A

Footfall



17

Units



1,137

Parking spaces

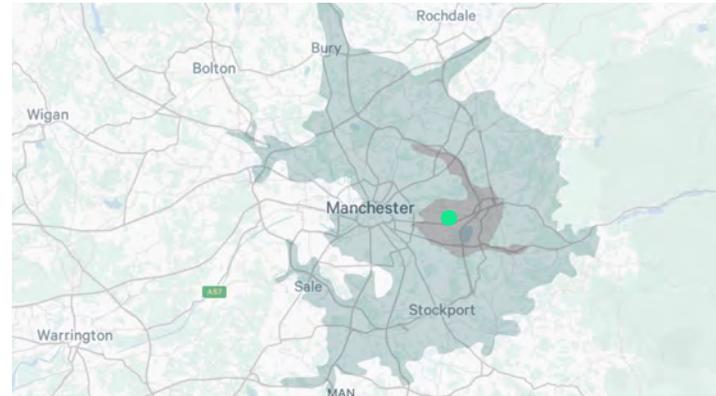
Location and access

The asset is located in Ashton-under-Lyne, within Greater Manchester. It benefits from strong road connectivity, with the M60 providing access around Manchester, while the A67 and A635 link the site to Hadfield, central Manchester, and other major routes.

Snipe Retail Park also enjoys excellent public transport links, with nearby railway and tram stations offering regular services to Manchester City Centre and further connections to the national rail network, including Stockport (6 miles north).

In terms of wider regional accessibility, the asset is approximately 200 miles from London, 91 miles from Birmingham, 45 miles from Liverpool, and 35 miles from Sheffield.

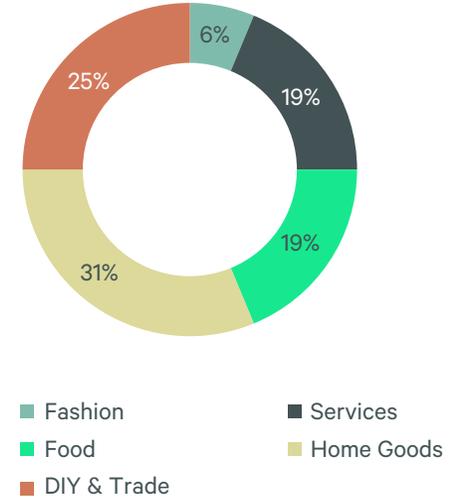
Catchment area



The 20-minute drive-time catchment around Ashton-under-Lyne covers approximately 1.5m people due to its proximity to Greater Manchester. Purchasing power is slightly below the UK average however, the area is evolving rapidly, supported by major public investment and a growing, value-conscious consumer base.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	122,400
● 10' – 20'	1,514,354
TOTAL	1,636,754

Tenant mix¹



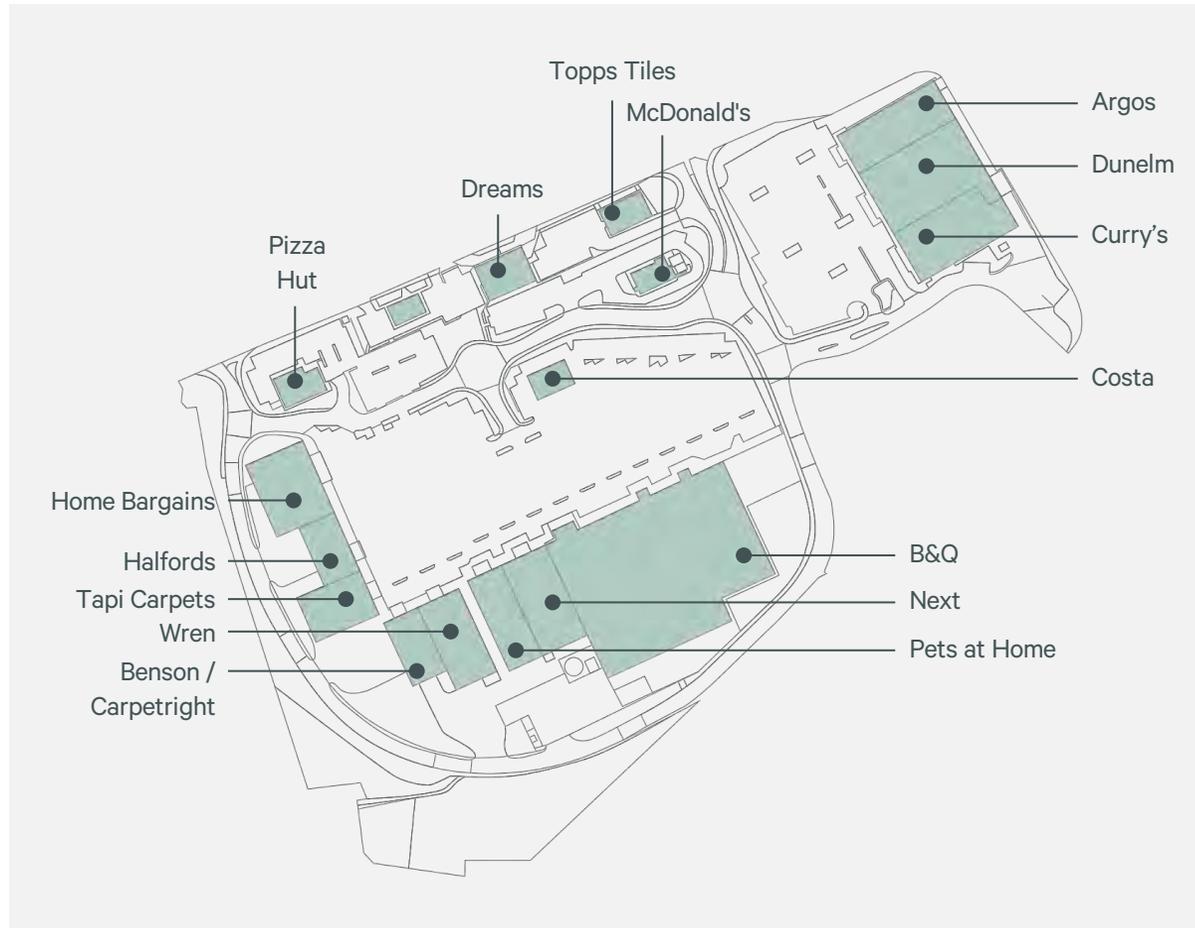
Visitor demographic²

The retail park mainly attracts mature shoppers due to its focus on Home Goods and DIY / Trade retailers. Within a 20-minute drive, 23% of residents are of upper-middle affluence, while 20% of those within 10 minutes are middle affluence. The town's population grew by 7.5% between 2011 and 2021.

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Next

Services

Argos, Curry's, Home Bargains

Food

McDonald's, Costa, Pizza Hut

Home Goods

Dreams, Bensons for Beds, Dunelm, Tapi Carpets, Pets at Home

DIY & Trade

B&Q, Multi Tile, Wren Kitchens, Halfords



EMEA RETAIL BROCHURE

Hammersmith Broadway

LONDON | UNITED KINGDOM



Property summary

Hammersmith Broadway is a transport hub and shopping centre which benefits from high daily footfall due to its strategic location between the London Underground and Hammersmith bus station, both accessed via the scheme. The surrounding area is an established office location with large corporate brands such as Disney and Harrods, various local government offices, and major office providers IWG and Regus. The wider vicinity is densely populated, therefore footfall is mainly driven by commuters and workers.

Within the centre, the majority of tenants are grab and go food operators, alongside supermarkets Tesco and Sainsburys. The scheme neighbours Hammersmith Apollo and the Lyric Hammersmith theatre which brings evening trade to the scheme. This evening economy is supported by the scheme's piazza Bradmore Square, where there is a bar and restaurant offering.



Inner city
Location



6,300 sq. m.
Total GLA



35.1 million*
Footfall



60
Units



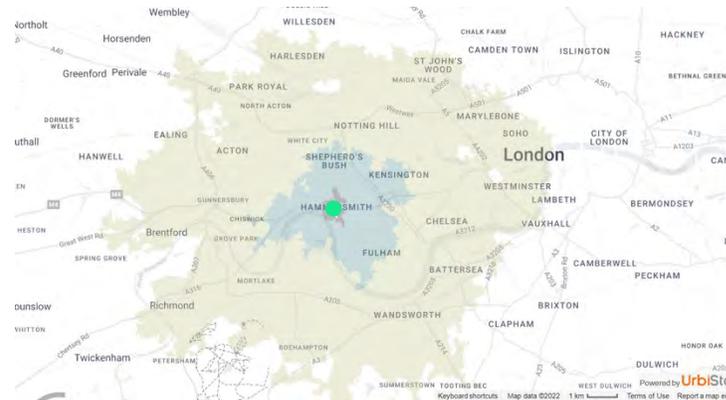
0
Parking spaces

Location and access

Hammersmith Broadway is located in the London Borough of Hammersmith & Fulham in affluent south-west London. Hammersmith is located approximately five miles to the west of central London and is situated on the main A4 (M4) route from central London to Heathrow Airport.

The shopping centre is situated on the Hammersmith Broadway island site. Hammersmith Underground Station (Piccadilly, Hammersmith & City and District lines), and Hammersmith Bus Station are accessed by walking through the centre's ground floor retail offer and up to the first-floor bus concourse via escalators.

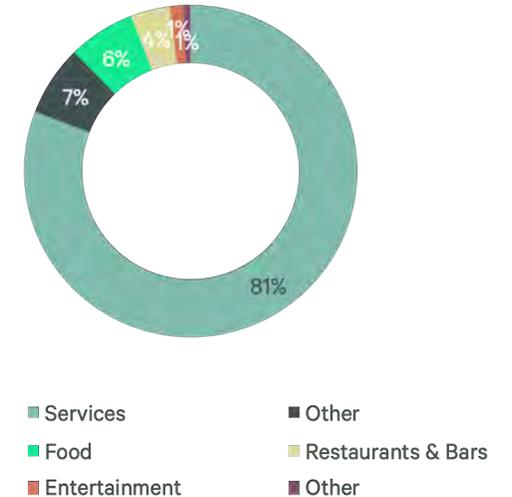
Catchment area



Hammersmith Broadway draws the majority of its footfall from the primary catchment area. This is likely due to changes in working patterns as we emerge from the pandemic, with home workers and local commuters utilising the scheme more regularly. As a transport interchange, Hammersmith Broadway benefits from a very wide catchment area.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	10,082
● 05' – 10'	138,841
● 10' – 20'	615,512
TOTAL	764,435

Tenant mix¹



Visitor demographic²

Visitors are a mixture of commuting office workers and residents. Hammersmith is a densely populated area of London with a growing population. The demographic profile is polarised, with a split between some of the highest and lowest earning individuals. The tenant mix responds to these differing demographic backgrounds.

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Food

Tesco, Sainsburys, Pret a Manger, Wasabi

Restaurants & bars

McDonald's, Popeyes, Kindred



EMEA RETAIL BROCHURE

Fulham Broadway

LONDON | UNITED KINGDOM



Property summary

Fulham Broadway Shopping Centre is located in the London Borough of Hammersmith and Fulham. The borough is amongst the wealthiest in London. Fulham Broadway operates as both a retail destination and a transport hub, with the Fulham Broadway Underground station located within the scheme.

The Chelsea Football Stadium (Stamford Bridge) sits adjacent to the Centre. The stadium currently holds up to 40,000 and the Fulham Broadway underground station is a critical transport link. The majority of pedestrian footfall is from daily commuters, with 60% of customers passing through either on their way to work or on their way home.

The ground floor provides convenience retail with supermarket Sainsburys as the anchor tenant. Other ground floor tenants include Starbucks, Boots and Aldi. The upper floors host a gym, cinema, restaurants and a co-working space.



City centre

Location



18,200 sq. m.

Total GLA



10.1 million*

Footfall



43

Units



146

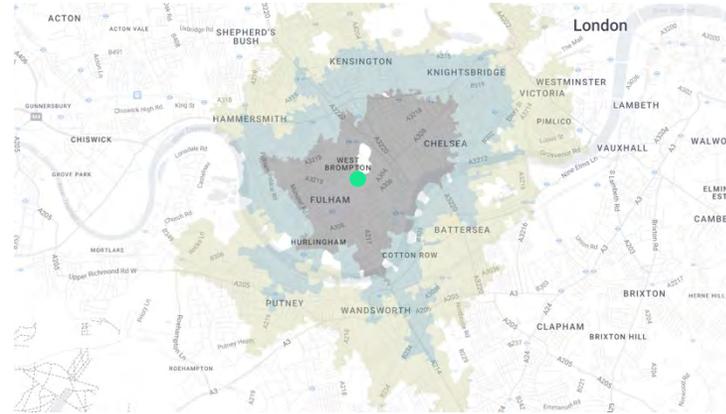
Parking spaces

Location and access

Fulham Broadway benefits from excellent transport links with road communication from the A4 and the nearby Fulham Road and Kings Road, leading to the centre of Fulham. Numerous bus routes also pass outside the property, leading to the West End of London or other South West London suburbs.

Fulham Broadway Underground Station is located within the centre and is served by the District Line. There is additionally a two storey car park at the scheme.

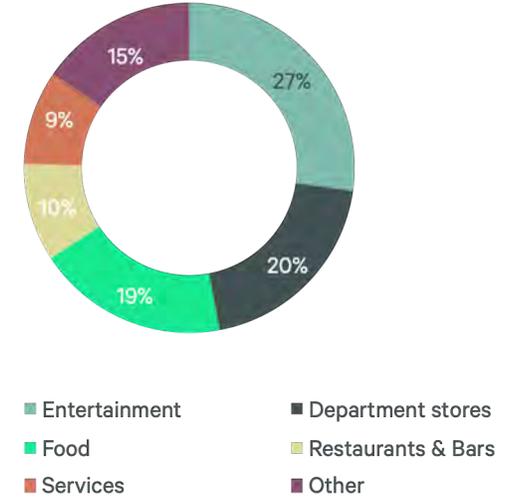
Catchment area



Fulham Broadway draws the majority of its footfall from the primary and 'beyond' catchments. This reflects that the centre is both a shopping destination as well as a transport hub. The high number of visitors from the 'beyond' catchment are likely workers using the centre to commute to work and football fans attending matches at Stamford Bridge.

Isochrone (drive-time)	Inhabitants
● 00' – 05'	63,173
● 05' – 10'	140,362
● 10' – 20'	815,240
TOTAL	1,018,775

Tenant mix¹



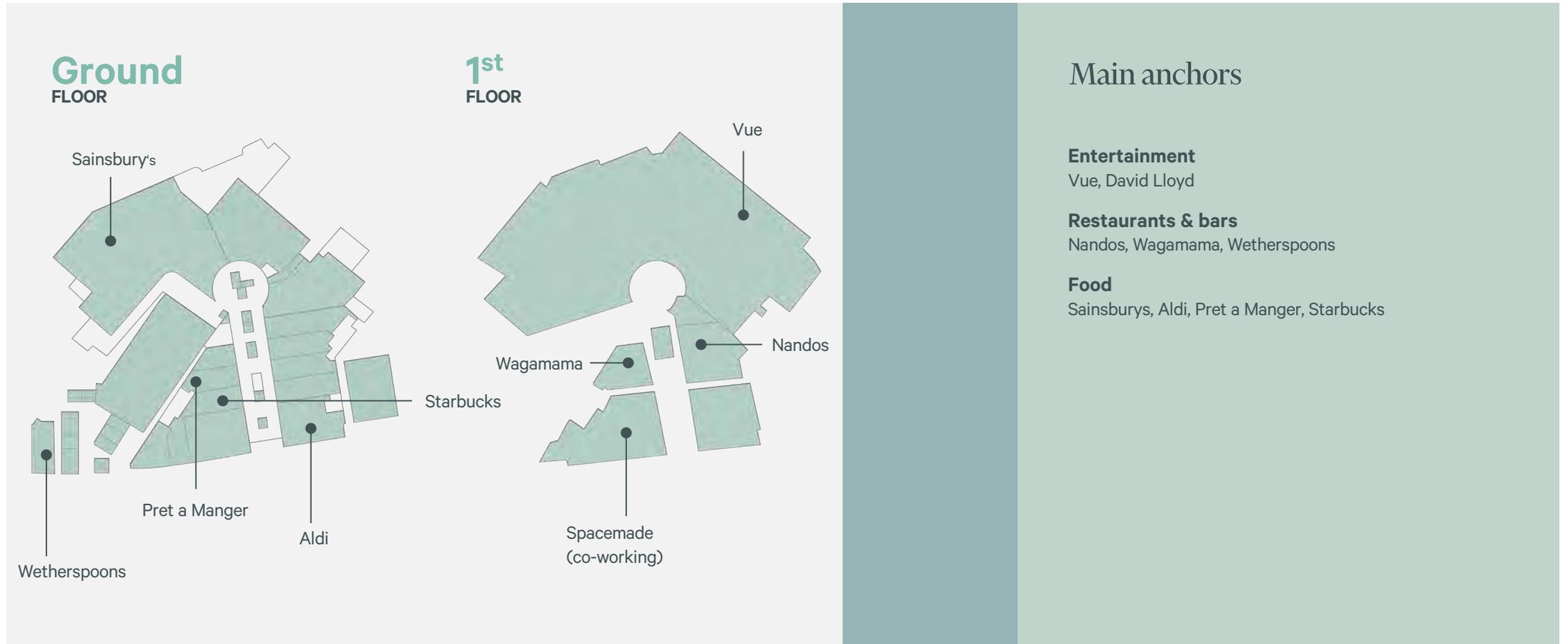
Visitor demographic²

The average household income in Fulham is well above the UK average. The daily footfall is commuter-led but the centre is also used by the local community for its amenities. Fulham Broadway is adjacent to Chelsea Football Club, and so there is often a boost in footfall and trade on match days.

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans





EMEA RETAIL BROCHURE

Angel Central

LONDON | UNITED KINGDOM



Property summary

Angel Central is located in the heart of Angel, minutes from the Angel underground station linking the asset directly to King's Cross, Bank/ St Paul's and Waterloo via the Northern Line. The centre has four anchor tenants: Uniqlo, H&M, Mango and a 10-screen Vue cinema. Retail brands include Oliver Bonas, Office, Tiger and Monsoon, F&B brands include Pret a Manger, Itsu, Wagamama and Saint Espresso and destinalional fitness / health & beauty include Frame gym, Rituals, L'Occitane, Kiko and Therapie.

As an open air scheme, the Angel central piazza has been landscaped to offer customers and local residents with a space to relax and enjoy community events – improving dwell time from 40 to 70 minutes with average basket spend also experiencing an c.25% uplift. Angel Central has also been awarded Gold in the Small Business Category for London in Bloom 2024, a hotly contested annual accolade.



Inner city

Location



17,200 sq. m.

Total GLA



9.2 million*

Footfall



30

Units



27

Parking spaces

Location and access

Islington is two miles north of the City of London, with excellent transport links. Angel Underground station (Northern line) is situated opposite Angel Central, and Highbury and Islington Underground station (Victoria line and National Rail) is within one mile of the centre. Angel Underground annual footfall is 12.4 million and annual footfall for Angel Central was c.9 million in 2024.

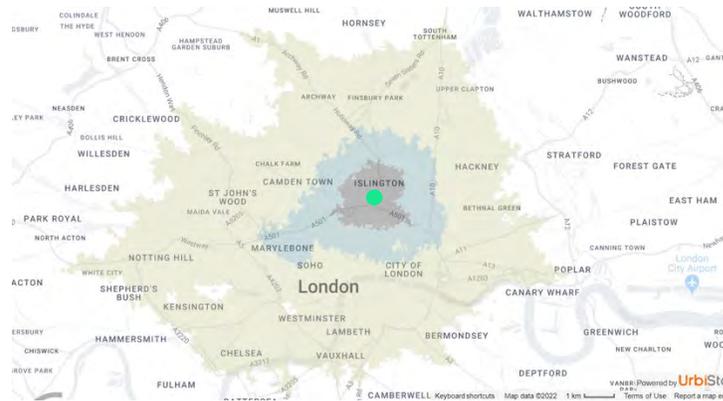
Angel Central is designated as a ‘Primary Shopping Frontage’ in Islington’s retail specific policy. Furthermore, Islington is a Business Improvement District which continues to see significant investment and development. Current and future redevelopment projects include Angel Square providing an additional 180,000 sq ft of office space, which will benefit Angel Central. This is in addition to the neighbouring Derwent office scheme at the Angel Building (Expedia HQ).

Islington is also known for its diverse range of fashion and lifestyle boutiques, as well as numerous clubs, bars and restaurants. Additionally, there are eleven theatres, two cinemas and numerous art galleries. Furthermore, unique to Islington and sitting alongside the Angel Centre is The Business Design Centre, which attracts more than 900,000 visitors a year.

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

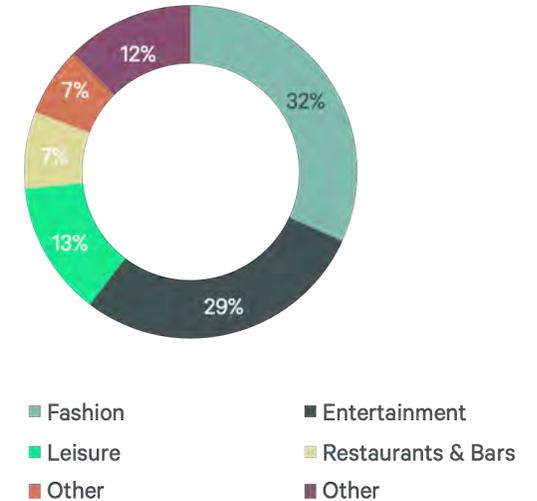
Catchment area



The most relevant catchment area (up to 15 minutes’ drive-time) includes the municipalities of Islington, Camden and Hackney. Islington, where Angel Central is located, boasts a population of some 215,000 inhabitants with a net per capital income 10% above the national average and very low unemployment rate (4.4%).

Isochrone (drive-time)	Inhabitants
● 00’ – 05’	63,612
● 05’ – 10’	172,685
● 10’ – 20’	835,219
TOTAL	1,071,516

Tenant mix¹

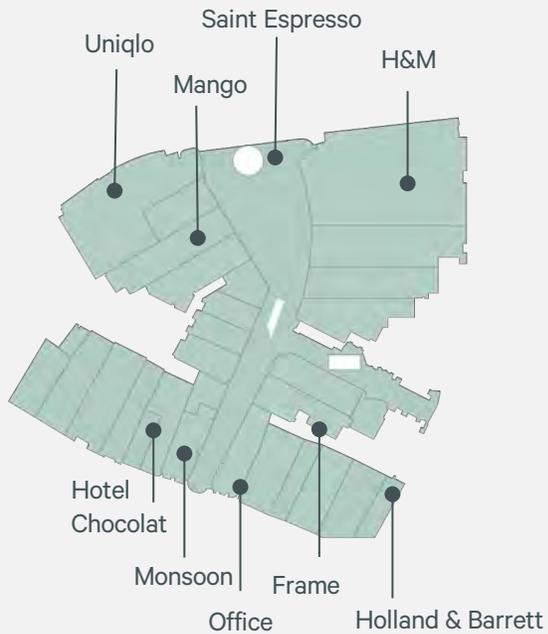


Visitor demographic²

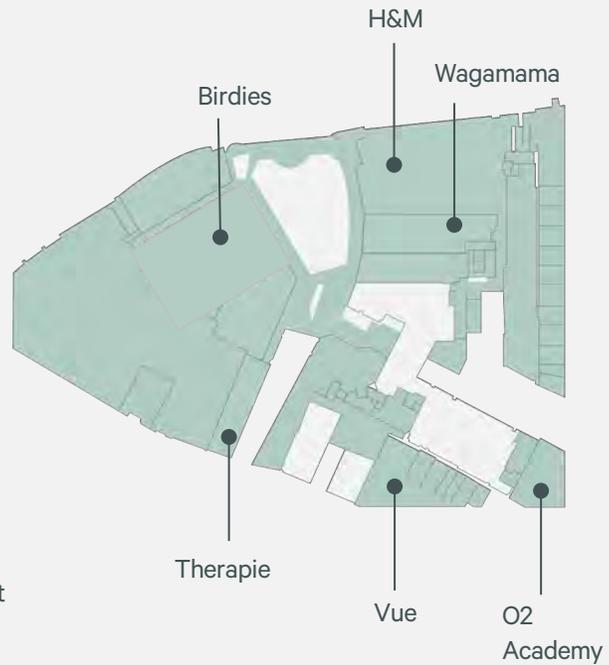
The majority of visitors (85%) come from the primary and secondary catchment area covering a traditional drive-time of approximately 15 minutes. Most visitors come on foot (67%) and public transport (30%) and, given the proximity to Angel tube station and several bus routes, visitors are likely to be commuting. Visitors are generally an equal mix of female (60%) and male customers (40%).

Floor plans

Ground FLOOR



1st FLOOR



Main anchors

Entertainment

Vue Cinema, Birdies

Fashion

H&M, Uniqlo, Monsoon, Office, Mango

Leisure

O2 Academy, Frame

Restaurants & Bars

Wagamama, BabaBoom

Services

Argos, Lloyds, Natwest, Hotel Chocolat

Food

Pret a Manger, Itsu, Saint Espresso

Health & Beauty

Rituals, Holland & Barrett, L'Occitane, Kiko, Therapie



EMEA RETAIL BROCHURE

Lion Walk

COLCHESTER | UNITED KINGDOM



Property summary

Lion Walk is an open-air shopping centre totalling over 19,000 sq. m. with 46 retail units, and incorporates the town library, church (including an original steeple dating from 1860), and offices (Lisle House).

The Red Lion Hotel and a retail precinct (Red Lion Yard) link the main centre with the high street.

The scheme is almost fully let – with a blended mix of national multiple operators such as Primark, JD Sports and Boots, alongside a range of boutique independent operators along Red Lion Yard.

Lion Walk is the fashion hub of the city centre, and benefits from strong year-round footfall.



City centre

Location



19,300 sq. m.

Total GLA



8.9 million*

Footfall



46

Units



0

Parking spaces

Floor plans



Main anchors

Fashion

Primark, JD Sports, New Look, River Island

Health & beauty

Boots, Holland & Barrett, Vision Express

Home

WHSmith, Clintons, Card Factory

F&B

Muffin Break, Black Sheep Coffee, Pret a Manger



EMEA RETAIL BROCHURE

Leamington Shopping Park

ROYAL LEAMINGTON SPA | UNITED KINGDOM



Property summary

Leamington Spa is an affluent spa town in the county of Warwickshire located approximately 25 miles to the southeast of Birmingham and 88 miles northwest of London.

The asset comprises a prime, purpose-built retail park arranged in a 'C'-shaped terrace of 18 retail warehouse units, with two additional drive-thru pods under construction (PC Q4 2024).

The subject property is the dominant shopping park in the region, and forms part of a concentration of retail warehousing and sits adjacent to an 88k sqft Sainsbury's food store. There is no local competition of similar scale, with the nearest competition located in Coventry to the north and Stratford-upon-Avon to the southwest.



Out of town
Location



159,000
Total GLA (sq m)



1.6 million
Car visits per annum



18
Units



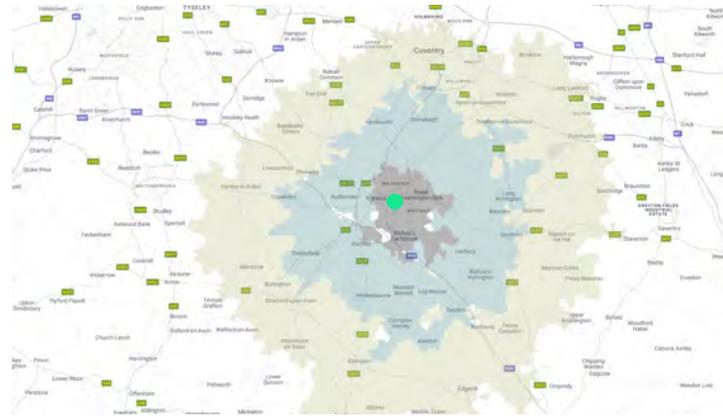
522
Parking spaces

Location and access

The asset is located in the affluent spa town of Leamington Spa in the county of Warwickshire located approximately 25 miles to the southeast of Birmingham and 88 miles to the northwest of London

Leamington Shopping Park has excellent transport connections, Leamington Spa train station is 1 mile to the south which provides direct access to Birmingham New Street and London Marylebone Station. Journey times are 28 minutes and 1 hr 26 mins respectively.

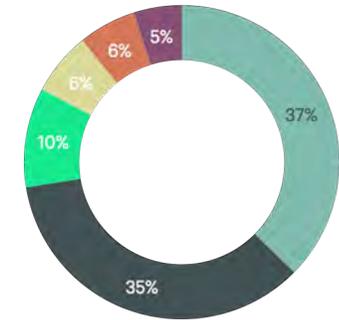
Catchment area



Leamington Spa is very well placed to access the motorway network, with the A452 providing dual carriageway access to junctions 13 and 14 of the M40. The working age population is projected to grow in South Warwickshire at more than twice the rate of England by 2030. The area is a top 10 regional centre of wealth and tourism in the UK.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	88,154
● 10' – 20'	96,590
● 20' – 30'	384,885
TOTAL	569,629

Tenant mix¹



- Fashion
- Department stores
- Restaurants & Bars
- Health & Beauty
- Leisure
- Other

Visitor demographic²

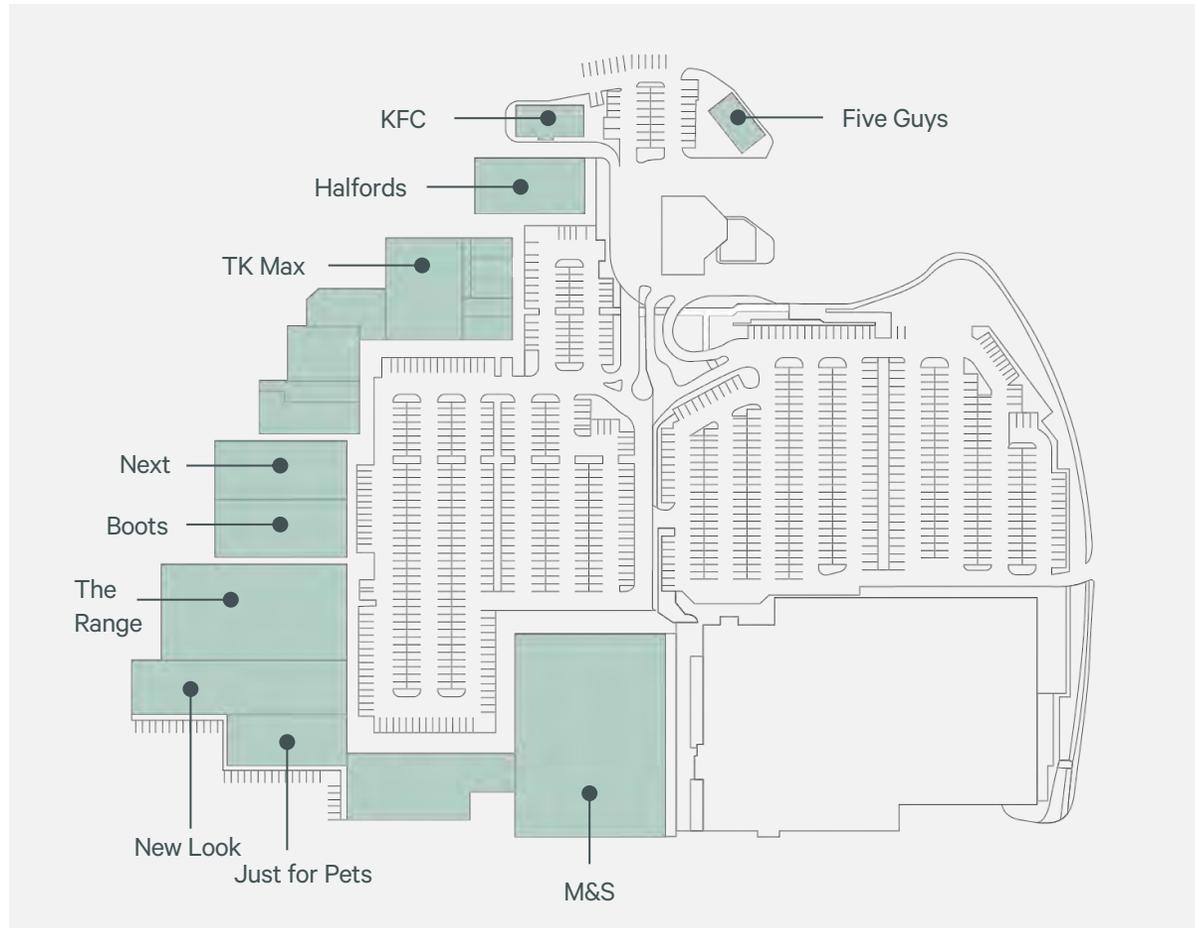
The Park is the dominant retail warehouse provision which benefits from a substantial shopping population and strong affluence.

The average annual spend on retail and leisure goods per household is £17,047, which is 9.3% higher than the west midlands region and 6.6% higher than the UK average

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

M&S, TJX UK, New Look & Next

Restaurants & Bars

KFC, Five Guys, Subway, Pret & Greggs

Food

M&S Foodhall

Other

Halfords, Boots, The Range & Just for Pets



EMEA RETAIL BROCHURE

The Arc

BURY ST EDMUNDS | UNITED KINGDOM



Property summary

The Arc is an open-air scheme built in 2009, totalling over 22,000 sq. m. with 38 units. The centre forms part of the town's streetscape, acting as the link between the main council car park and the historic town centre.

The scheme is predominantly let to national retailers and anchored by Primark (opened March 2024). Other retailers include Deichmann, JD Sports, H&M, Next and Oliver Bonas. Dining options include Wagamama, Nando's, Slim Chickens and Byron. A new three screen Everyman cinema, together with The Apex theatre bring a leisure dimension to the scheme.



Inner city
Location



22,200 sq. m.
Total GLA



6.2 million*
Footfall



38
Units



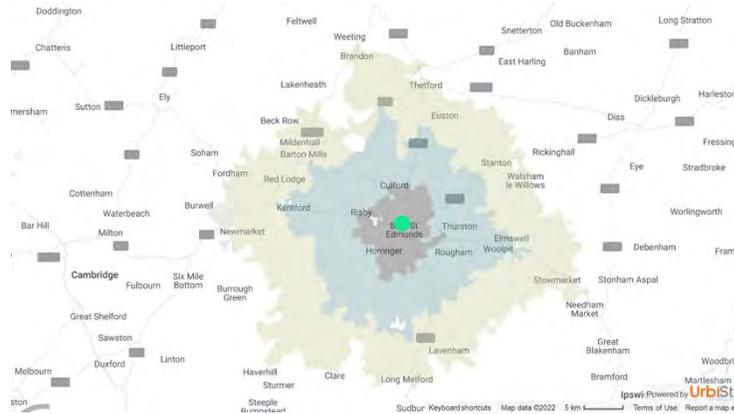
0
Parking spaces

Location and access

Bury St Edmunds is a historic market town in Suffolk, England. Bury is located 63 miles north-east of London and bounded by Norwich, Ipswich and Cambridge, all of which are at least 25 miles away. Bury St Edmunds is an affluent area with little leakage to the neighbouring towns. The town also benefits from external visitors to its cathedral and the historic Newmarket racecourse.

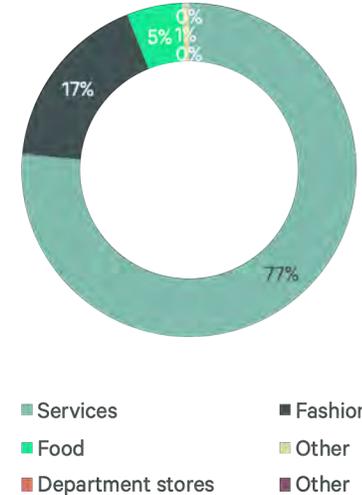
Bury has a very affluent shopper profile. The Arc currently has a loyal shopper base with very strong market shares, particularly within the core catchment area. The centre is geographically isolated and has limited competitive threat, particularly to the core catchment.

Catchment area



The catchment area overall shows a growing population, and solid economics with a very low unemployment rate (2.0%). The Arc is the leading shopping destination within its catchment area.

Tenant mix¹



Visitor demographic²

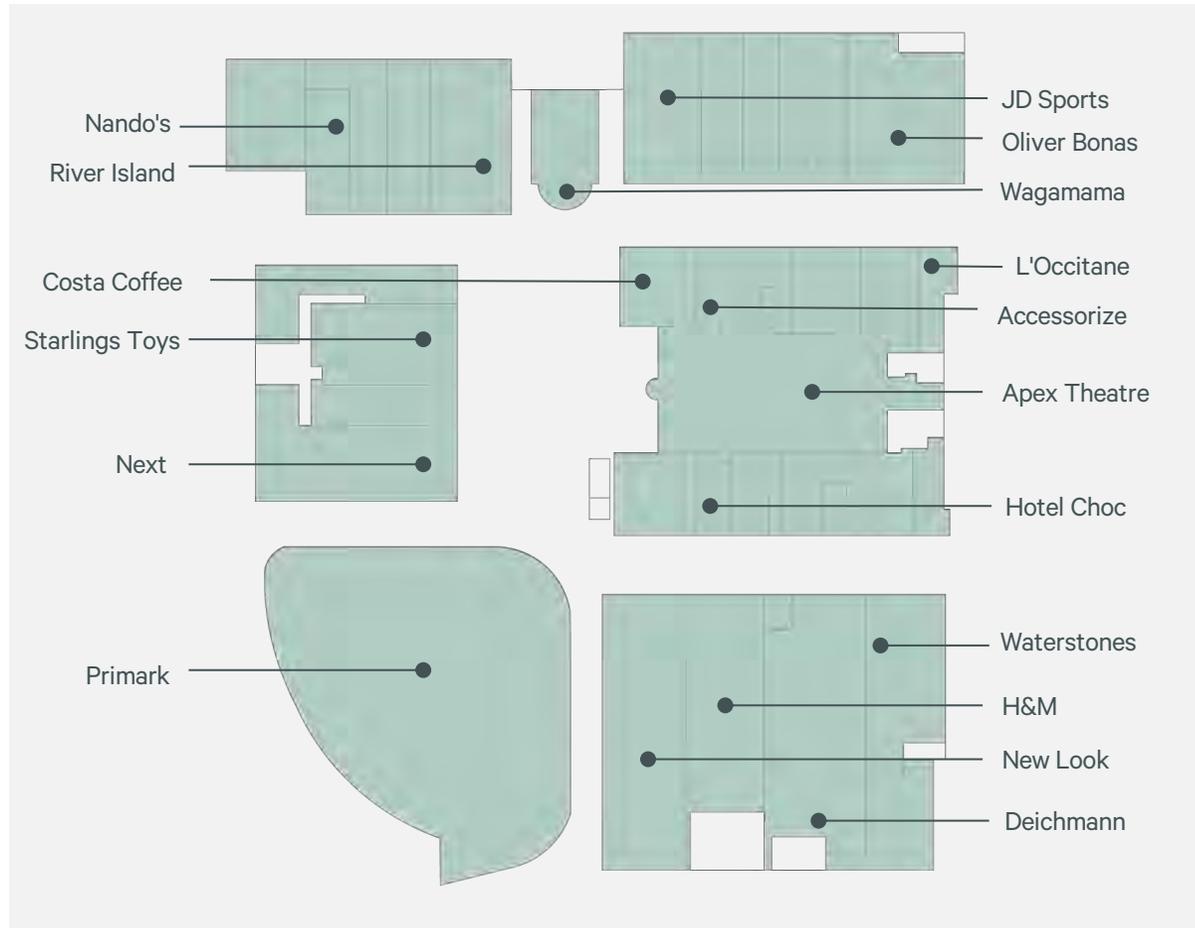
Compared to the East of England and UK averages, Bury St Edmunds has strong representation of the most affluent Acorn Groups: Wealthy Executives, Affluent Greys and Flourishing Families.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	48,989
● 10' – 20'	32,628
● 20' – 30'	129,320
TOTAL	210,947

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

H&M, Next, New Look, River Island, Pandora, Hobbs, Fat Face, Crew Clothing, Deichmann and Primark

Restaurants & Bars

Wagamama, Nando's, Slim Chickens

Leisure

Everyman cinema, Waterstones, Apex Theatre



EMEA RETAIL BROCHURE

Templars Retail Park

OXFORD | UNITED KINGDOM



Property summary

Modern and well-located retail park anchored by TK Maxx, Sainsburys, Lidl and Asda Living. Templars Retail Park is strategically located 2.5 miles south of Oxford City Centre next to the city's ring road and benefits from a large, and mostly affluent, catchment population of almost half a million people within a 30-minute drive.

The Park benefits from a diverse tenant mix comprising of supermarkets, lifestyle goods, fashion, leisure and F&B, drawing affluent shoppers from Wheatley, Headington, Abington and Kidlington.

The town dynamic is currently being disrupted by 'Life Sciences' which is eroding the city's Retail Warehouse Floorspace which the park stands to benefit from as it sees demand from retailers increase.



Inner city

Location



12,912 sq. m.

Total GLA



2.1 million*

Footfall



14

Units



467

Parking spaces

*2025

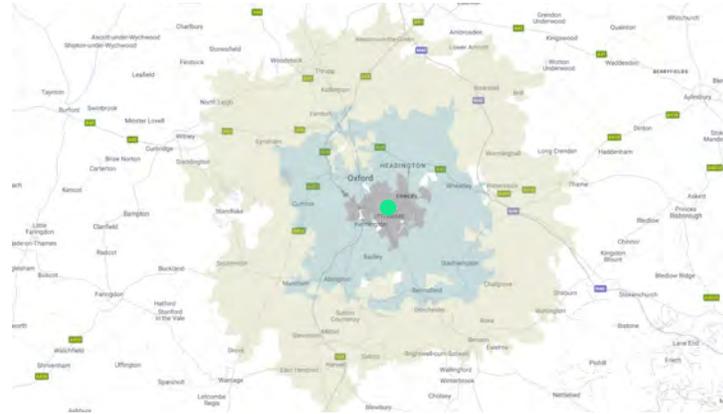
Location and access

Templars is located just 2.5 miles (14-minute drive) south of Oxford City Centre and is easily accessible by car via the Eastern By-Pass Road /A4142, which provides fast road connections further afield.

Oxford train station is just 3 miles north of the scheme, providing frequent and quick connections to London (50-minutes), Northampton (1.5 hrs) and Bristol (1.5 hrs).

The park is located opposite Templars Square Shopping Centre, which drives footfall to the area and is situated in very close proximity to the popular residential areas of Cowley and Headington.

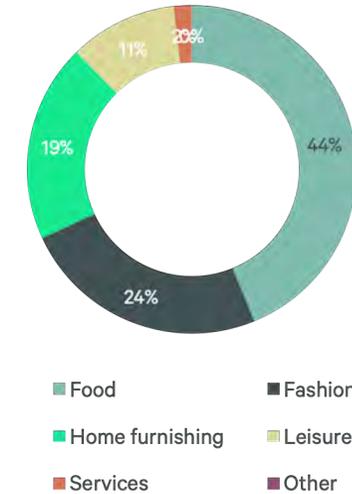
Catchment area



The catchment area is defined with an isochrone up to 30 minutes driving that totals some 370 thousand inhabitants. The main municipality is Oxford with some 160 thousand inhabitants and the overall purchasing power in the catchment area is 17% above the national average.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	66,273
● 10' – 20'	155,127
● 20' – 30'	149,224
TOTAL	370,624

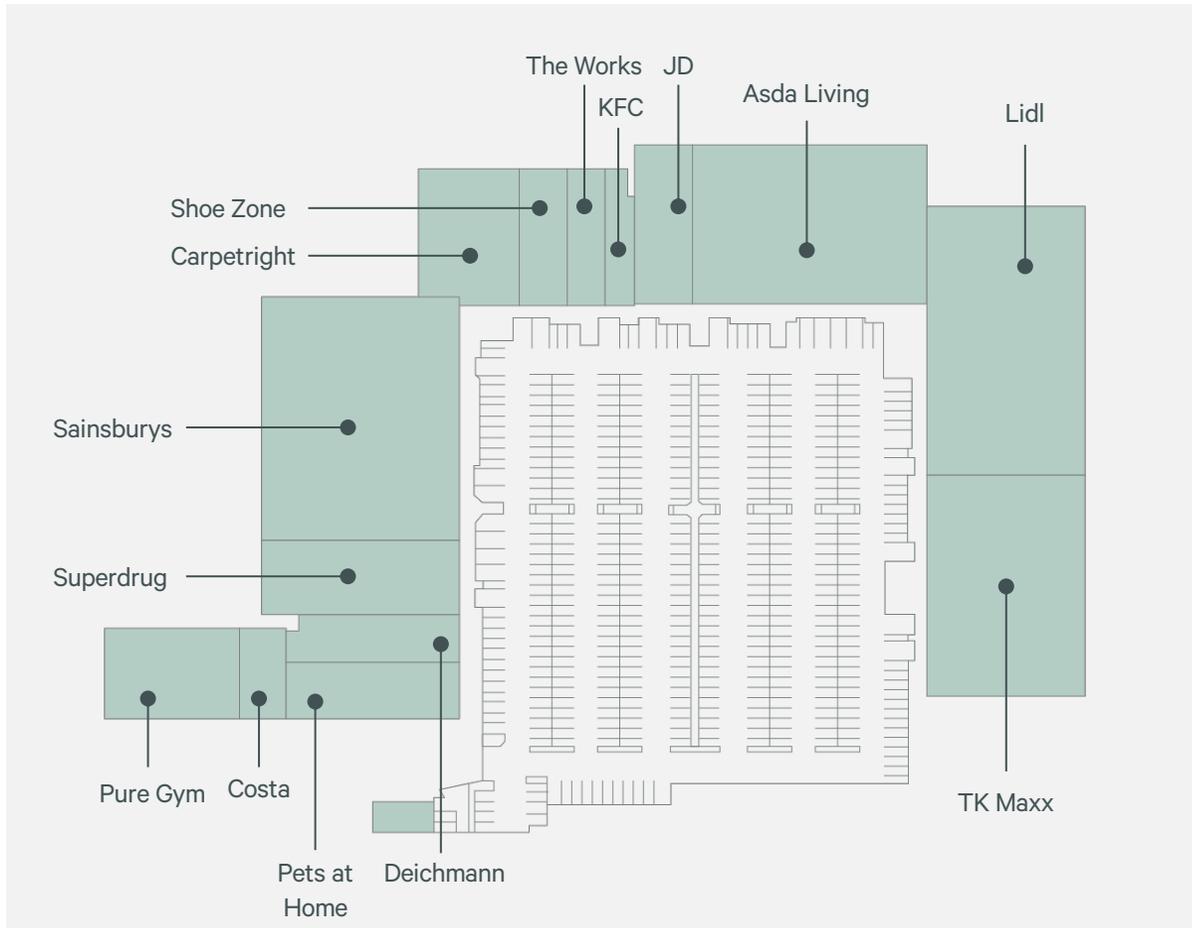
Tenant mix¹



Visitor demographic²

Templars Retail Park attracts both youthful and mature shoppers driven by its strong focus on Home Furnishings and Fashion. Its excellent connectivity and proximity to Oxford means it benefits from demographics of affluent areas such as Wheatley, Headington, Abingdon, and Kidlington.

Floor plans



Main anchors

Fashion

TK Maxx, Shoe Zone, JD, Deichmann

Food

Sainsburys, Lidl, KFC, Costa

Home furnishing

Asda Living

Other

Superdrug, Carpetright, The Works, Pure Gym, Pets at Home



EMEA RETAIL BROCHURE

Arena Shopping Park

COVENTRY | UNITED KINGDOM



Property summary

Arena Shopping Park is the dominant out of town retail park within the Coventry catchment, in close proximity to the M6 and situated adjacent to the Coventry Building Society Arena. The scheme extends to 30 units anchored by a 140,000 sq ft Tesco Extra store. Other operators include M&S, Next, JD Sports and Boots. Dining options include Burger King and Starbucks drive-thrus, as well as Nando's and Greggs within the mall units.



Out of town
Location



27,400
Total GLA (sq m)



5.1 million*
Footfall



30
Units



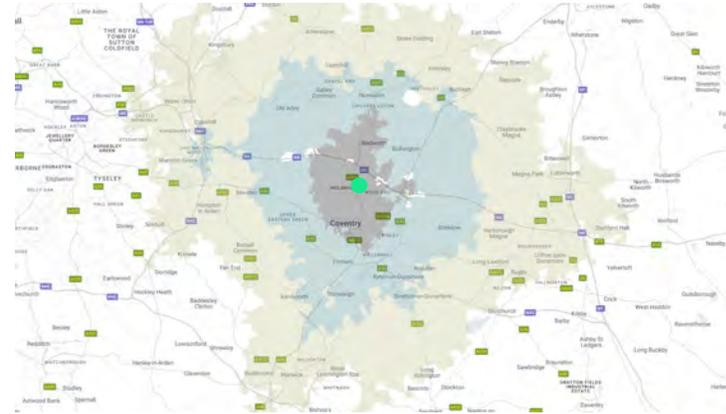
1,650
Parking spaces

Location and access

Arena Shopping Park is located north of Coventry City Centre just off the A444, in close proximity to Junction 3 of the M6 and within easy distance of the M1 and M40. The scheme is situated adjacent to the Coventry Building Society Arena- home to Coventry Football Club and also hosts sports, music and live entertainment. The area also benefits from its own railway station.

Arena Shopping Park is the principal retail and leisure destination in the city and the region.

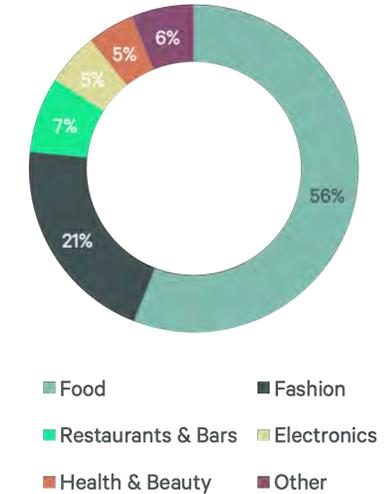
Catchment area



The catchment area of Arena Shopping Park is defined with an isochrone up to 30 minutes driving which includes a total population of some one million inhabitants. The municipality of Coventry represents the main area of influence with a total population of 340 thousand inhabitants.

Isochrone (drive-time)	Inhabitants
● 00' – 10'	240,641
● 10' – 20'	267,259
● 20' – 30'	497,811
TOTAL	1,014,711

Tenant mix¹



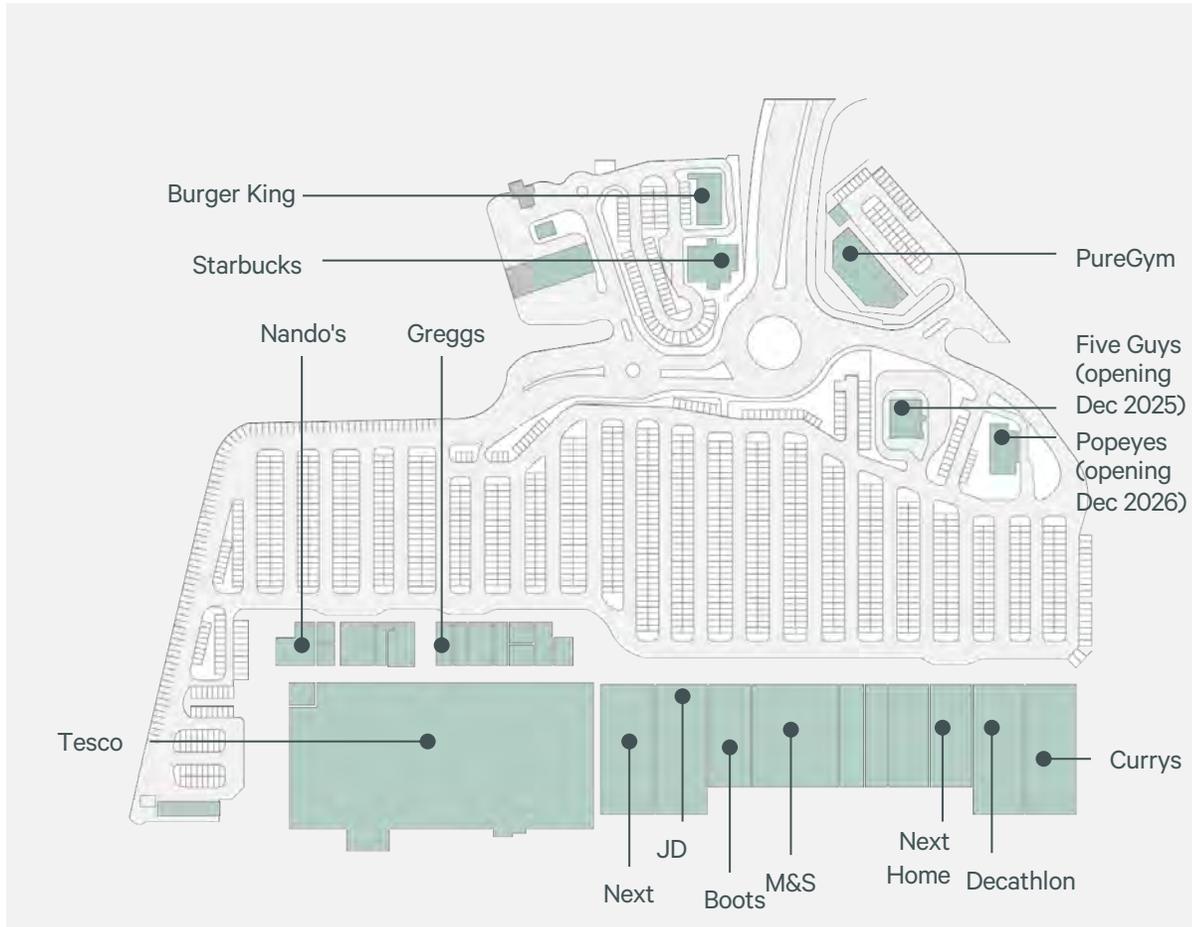
Visitor demographic²

It is estimated that over 50% of visits to Arena Shopping Park originate within the primary catchment area up to 10 minutes driving and specifically from the municipalities of Coventry, and Nuneaton and Bedworth. Coventry's median gross household income in 2022 was estimated at £30,237 while Nuneaton and Bedworth's was slightly higher (£33,700).

CBRE customer survey 2023/2024

1. Source: CBRE IM
2. Source: CBRE customer surveys

Floor plans



Main anchors

Fashion

Next, JD Sports, M&S, Decathlon

Restaurants & Bars

Starbucks, Burger King, Greggs, Nando's, Bucks Chicken

Food

Tesco, M&S

Electronics & Homewares

O2, Currys, Next at Home, Boots, Jysk

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