

# PLANNED OUTLET CENTERS IN EUROPE

Market survey by ecostra covering all planned outlet centers in European countries.


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Location	Status	Name of the Center	Operator	Developer/ Investor/ other Partners	Gross Leasable Area (GLA) in sq m	Retail Sales Area (SA) in sq m	Remarks
<b>BELGIUM</b>							
Ghent	early planning phase	n.s.	McArthurGlen	Banimmo / Schoonmeers Bugten	32,000	28,000	An outlet center is planned as part of the development of a new city district "The Loop". A leisure park (14,500 sq m), a big box retail park (6,300 sq m) and offices (21,000 sq m) are scheduled here as well. The outlet center will have approx. 3,000 parking bays in an underground car park. The building permit is expected in Summer 2014, construction work is supposed to start at the end of 2014. Opening is planned for 2016.
<b>CZECH REPUBLIC</b>							
Zdice	early planning phase	Bohemia Outlet Village	n.s.	Smile Department Stores s.r.o. / SJ-International	14,000	12,000	Location on the A5 motorway south-west of Prague. Some years ago, the project was pushed by BVS Outlet Villages. After the liquidation of BVS it seems that this project is revitalized by a Czech-German group now. In a second building phase, the project is supposed to be extended to 40,000 sq m GLA.
<b>DENMARK</b>							
Kolding	advanced planning phase	Kolding Factory Outlet Center	Neinver			27,000	The local municipal business development organisation in the Danish seaport of Kolding is planning to establish the largest OC in Northern Europe on a piece of land separated from the river and directly adjoining the city center. The search for an operator has been going on since the beginning of 2009, though without success so far, according to the available information.
Copenhagen	advanced planning phase	Copenhagen Designer Outlets	Deas Center Management	Danica Pension / Danica Ejendomme	16,000	14,000	Location near the City 2 shopping center on the outskirts of Copenhagen. Conversion of the area of a disused hypermarket and electrical shop. 80 shops. Approx. 3,000 parking spaces. Opening was planned for November 2012, but was delayed until 2014.
Billund (Jutland)	early planning phase	n.s.	Lordland International	n.s.	n.s.	n.s.	Since 2007 the city of Billund is working to realize an outlet centre. After changes in the regional planning laws the chances seem to be better now. Billund is the home of the toys manufacturer LEGO and the first LEGO leisure park, which had approx. 1.6 m visitors in 2011.
<b>ESTONIA</b>							
Tallinn	advanced planning phase	Tallinn Outlet	n.s.	Süda Maja / Holder Mathias Architects / Rohleder Lumby / SJ International / AS Trigon Capital	11,500	10,000	Located in the southeast of Tallinn at the junction of the Tallinn Tartu Expressway and the Tallinn Ring Road. The site is part of the American Corner retail park (with Expo Center and hypermarket). The project will be built in 3 phases, whereas the 1st phase will have 11,500 sq m GLA, the 2nd phase 4,000 sq m and the 3rd phase another 3,950 sq m GLA. Opening was originally planned for autumn 2013, but according to available information, not even construction work started yet.



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<b>FRANCE</b>							
Bellegarde-sur-Valserine (Rhône-Alpes)	advanced planning phase	The Style Outlets Belle-garde	Neinver	MAB Development	n.s.	16,085	MAB Development took over the project from the Berge-rac Estates / RJ McKinney Ltd & Rioja Developments Group. At the end of May 2010, the CNAC (Commission Nationale d'Aménagement Commercial) granted the building permission. Approx. 1,360 parking spaces in total. Opening was planned for 2013 but according to available information, not even construction work started yet.
Le Cannet des Maures (close to St. Tropez)	early planning phase	Freeport Le Cannet des Maures	Freeport Retail	n.s.	25,000	23,000	Approval procedure in preparation.
La Cavalerie	early planning phase	Viaduc Village	n.s.			6,000	Building permission granted in January 2007; however, the permission was withdrawn again at the beginning of 2010.
Romorantin-Lanthenay	early planning phase	Carre des Marques Romorantin	Unibail Rodamco	Emma-Invest		18,000	Approval procedure is underway.
Honfleur (Normandie)	advanced planning phase	Honfleur, The Style Outlets	Neinver	Neinver	18,000	15,000	Neinver & Bowfonds won an investor contest. Building permission was granted in May 2010. Approx. 100 shops and 1,500 parking spaces. Opening is scheduled for 2015.
Tournus	early planning phase	Tournus Fashion Village Bourgogne	GVA Outlet Service			6,000	Rumour has it that after several failed attempts, another effort to obtain the building permission for this location has started up
St. Croix-en-Plaine (Dép. Haut-Rhin)	early planning phase	n.s.	Concepts & Distribution	lcade	25,000	18,000	Approx. 10 km south of Colmar. Location on the A35 motorway. 126 outlet shops and 1,200 parking spaces are planned. According to the available information, building permission has already been granted for the project. Opening was planned for 2013, but according to available information not even construction has started yet.
Miramas (Dép. Bouches-du-Rhône)	advanced planning phase	McArthurGlen Designer Outlet Provence	McArthurGlen		26,000	16,000	Located near the A54 and A7 motorways. Approx. 2,000 parking spaces. Planning approval was granted at the end of January 2013. Opening is planned for 2014.
Plaisir (Dép. Yvelines)	under construction	One Nation Luxury & Fashion Outlet	Advantail	Catinvest	24,000	20,000	Located directly next to the "Grand Plaisir" retail trade agglomeration (includes e.g. IKEA, Auchan, H&M, Zara, Decathlon and GoSport) in western Paris. Building permission has been granted. Construction began in March 2011. Opening was initially planned for April 2013, but was delayed until November 20, 2013. The center will be open on Sundays.
Villefontaine	advanced planning phase	The Village	Freeport Retail	La Compagnie de Phalsbourg	25,000	20,000	Located near the motorway between Lyon and Grenoble. Building permit was approved by CNAC at the end of May 2012.
Gallargues (Dép. Gard)	early planning phase	Le Village de Marques	n.s.	n.s.	n.s.	n.s.	Project was rejected by the "Commission Nationale de l'Aménagement Commercial" in October 2013.
<b>GERMANY</b>							
Hermisdorf (Thuringia)	early planning phase	n.s.	n.s.				With the amendment to the State Development Plan, the State Government of Thüringen wants to clear the way for an outlet center. It was decided that it should be located in the area around the Hermisdorfer Kreuz (A4 / A9). At present, there is still no named investor and the projected piece of land has not yet been determined precisely.
Wittenburg (Mecklenburg-West Pomerania)	early planning phase	Wittenburg Village	n.s.	Van der Valk, Ontwikkelfonds		15,000	Project was already discussed back in 1999 at the initiative of the Department of Trade and Industry of Mecklenburg-Western Pomerania, but abandoned due to opposition; now this project seems to be up and running again. In 2007 planning activities were resumed again in the immediate vicinity of the "Alpin Center Hamburg-Wittenburg", however the British Miller Group which had a stake in this project withdrew again. The project was continued by the Dutch developer Ontwikkelfonds. In October 2011, it was announced that the land use planning procedure would commence shortly, but – according to available information – nothing happened so far.
Piding (Bavaria)	advanced planning phase	n.s.	n.s.			8,100	In the municipality of Piding, located on the A8 near Bad Reichenhall, an OC was to be established in the business park on the Lattenbergstrasse, on the site of an existing Adidas outlet (approx. 1,000 sq m SA); however, in the meantime, a retail park is also being negotiated instead of an OC. In March 2007, the Bavarian Department of Trade and Industry approved the enlargement to an OC with 8,100 sq m SA. However, no construction work has been observed at the site to date.



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<b>GERMANY</b> 							
Montabaur (Rhineland-Palatinate)	advanced planning phase	n.s.	Stable International	United Internet AG		10,000	An OC is to be integrated in the area of the Montabaur ICE railway station within the framework of a major development measure (ICE Park). The land-use planning procedure was concluded in December 2006 with a positive ruling. In September 2007, the Administrative Court of Koblenz rejected the lawsuits brought by the neighbouring towns of Limburg, Koblenz and Diez against the project. In October 2008, the Higher Administrative Court of Rhineland-Pfalz allowed the appeal at the Federal Administrative Court of Leipzig. Although no decision was reached by the court so far, the building permit was issued in March 2009. The FAC of Leipzig rejected the lawsuit brought by the towns of Limburg, Koblenz and Diez. In the meantime, the town of Diez withdrew from the court proceedings. In September 2010, the Higher Admin. Court proposed an out-of-court settlement in the legal dispute, which the town of Limburg refused in November 2010. In November 2010, the HAC rejected Limburg's lawsuit. Limburg filed a complaint at the FAC against the non-allowance of the appeal, which was likewise rejected in August 2011. Thus, the building permission is now legally effective and can no longer be contested. Construction is to begin soon. The opening is planned for Q4 2014.
Helmstedt (Lower Saxony)	advanced planning phase	Ostfalen Outlet Center Helmstedt	HMCM Center-management GmbH	Müller Baugesellschaft, Helmstedt		9,900	At first, this project was conceived with a sales area of 17,000 sq m. An application for proceedings to obtain permission to deviate from a planning objective was made but later cancelled in light of the new state development regulations. As no activity had been observable for a long time, the City Council decided to take up the plans for an OC again in March 2010. In December 2010, the regional planning authority of Greater Braunschweig ascertained that the project violated the state planning regulations. Again, after some years with no activity, the city council decided in January 2013 to start the procedure to obtain a building permit for an outlet center with a reduced sales area of now less than 10,000 sq m. In March 2013 the regional administration union of Greater Area Braunschweig has enjoined the city of Helmstedt to carry on with the plans. In May 2013, the city of Helmstedt has filed a court case to object to the decision of the regional administration.
Pocking (Bavaria)	early planning phase	n.s.	n.s.			20,000	An OC is to be established on a former military training ground, directly on the future A94. In April 2005, the city council gave a positive answer to a preliminary enquiry. For some years no real progress was observable. Currently, the land owner checks the viability of the project.
Grafschaft (Rhineland-Palatinate)	advanced planning phase	n.s.	Neinver			9,900	In the Grafschaft locality of Ringen, an OC was planned in the Innovationspark Rheinland; a market hall with approx. 3,000 – 5,000 sq m SA for regional products (e.g. wine) is planned as an additional facility. Various surrounding towns have announced their opposition to the project. In the meantime the proposed developer went bankrupt and the city was looking for a new investor. Various renowned operators have signalled their interest and in May 2012 it was revealed that Neinver is supposed to be the new operator. Some time ago there were initiatives to pursue this project together with the neighbouring city of Bad Neuenahr-Ahrweiler. But in June 2012 the town council of Bad Neuenahr-Ahrweiler rejected the offer to cooperate made by Grafschaft. Now the city of Grafschaft is pursuing the project on its own.
Wuppertal (Northrhine-Westfalia)	early planning phase	n.s.	n.s.	Uwe Clees	25.000	19.000	At Doeppersberg, a location in the immediate proximity of the main station and the city center of Wuppertal-Elberfeld, a retail complex has been planned for years. Now the investor Uwe Clees came up with the idea to realize an outlet center there. In September 2013 there were press reports that the city decided to develop the site with a different investor, but refused to reveal names.
Königswinter (Northrhine-Westfalia)	early planning phase	n.s.	n.s.	Retail Development Group	n.s.	20.000	The local council intends to evaluate if an outlet center is an appropriate means to revitalize the historical parts of Königswinter. On November 20, 2013 the Retail Development Group presented their concept in a special meeting of the local planning committee.
Franfurt an der Oder (Brandenburg)	early planning phase	n.s.	n.s.	n.s.	11.000	8.100	In the local retail development concept, the consultants of BBE recommended to establish an inner-city outlet center at a site on Slubice Street. So far no developer or investor is known to be interested.



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<b>GERMANY</b>							
Radoifzell (Baden-Württemberg)	advanced planning phase	Seemaxx Factory Outlet Center Radoifzell	Stable Hesta Beteiligungs GmbH		11,500	9,000	At the company headquarters of the Schiesser linen manufacturer, various outlet shops are already in operation on a total area of approx. 4,000 sq m SA. The sales area is to be enlarged to approx. 9,000 sq m and the location thus expanded to become an OC. Due to the resistance of – among others – neighbouring cities the planning process was delayed again and again. In February 2013 the neighbouring city of Constance withdraw their rejections, but recalled this decision again in June 2013 after local retailers protested against this change in view.
Zeil am Main (Bavaria)	advanced planning phase	Erbelle-Outlet-Center	HK Verwaltungen GmbH			3,700	A conglomerate of outlet shops is in operation on approx. 3,700 sq m SA in the former production halls of the household linen manufacturer Erbelle. The location is to be enlarged to become an OC. In spring 2009, the Bavarian Dept. of Trade and Industry refused to allow proceedings to obtain permission to deviate from a planning objective to be started. Meanwhile, however, permission has been granted for an enlargement by 1,300 sq m SA to reach a total of 5,000 sq m SA. It still has to be reviewed whether or not this centre corresponds with ecostras definition of an outlet center.
Brehna (Saxony-Anhalt)	advanced planning phase	Designer Outlet Brehna	Stable International	ITG Immobilien Treuhand Gesellschaft / One Outlets	19,000	16,000	The former "Prima Einkaufs Park Brehna" shopping center is to be turned into an OC. The building plan allows the conversion into an OC. Building permission was granted in spring 2010. At the petition of the town of Halle (Saale), the Admin. Court of Halle ruled at the end of September 2010 that no use may be made of the building, permission for the time being. In February 2011, the City of Leipzig and in March 2011 the town of Halle withdrew their appeal. Subsequently, only a few smaller towns wanted to bring suits against the project. In July 2011, the regional administration department rejected the appeals against the building permission. Then, at the beginning of February 2012, the city council of Dessau-Rosslau also withdrew its legal action, but shortly after the mayor of Dessau-Rosslau objected to the decision of his city council. The claim of Dessau-Rosslau (and Leipzig) was rejected by the Administrative Court of Halle (Saale) in April 2012. After none of these cities appealed for revision at the higher court, the building permit can't be challenged anymore. In September 2012 ITG made an arrangement with the developer of the neighbouring outlet center project in Wiedemar, to develop Brehna together. Construction work to remodel the existing shopping centre into an outlet centre is supposed to start soon.
Werl (Northrhine-Westfalia)	early planning phase	Werl The Style Outlets	Neinver	MAB Development	16,000	14,000	At the beginning of November 2011, Neinver & MAB Development presented to the town council of Werl their plans to establish an outlet center near the motorway intersection. The procedure to obtain a building permit is supposed to be started soon. Neighbouring towns have already announced their opposition.
Bad Münstereifel (Northrhine-Westfalia)	under construction	ECO Eifel City Outlet	ROS Retail Outlet Shopping	Georg Cruse & Marc Brucherseifer / 1A Outlet GmbH (Leasing)	16,500	9,000	In the historical old town of Bad Münstereifel, the 2 local businessmen Cruse & Brucherseifer are buying shops and buildings to form an inner-city outlet center. Construction work has already started in May 2012 by the demolition of some buildings. A total of 40 shops are planned. The neighbouring towns have already announced to fight this project. Opening was planned for August 2013 but had to be delayed to Spring 2014. At the moment, due to a lack of information, it is not clear whether or not this project corresponds to ecostra's definition of an outlet center.
Remscheid (Northrhine-Westfalia)	early planning phase	McArthurGlen Remscheid	McArthurGlen	n.s.	n.s.	15,000	First, an OC was planned in the Blume / Felder Höhe business park at the Lennepe / Lüttringhausen motorway junction. In mid-October 2011, a local opinion survey was carried out on the project, in which 76.5 % voted for the establishment of the outlet center. At the end of November 2011, the plenary meeting of Wuppertal-Solingen-Remscheid's Chamber of Industry and Commerce also declared itself in favor of the project. Several neighbouring cities are opposing the project. The state government has criticized the project too. In August 2012 the regional planning authority rejected the change of the regional development plan. The city of Remscheid announced to fight this decision in court. But in November 2012 McArthurGlen and the town representatives decided to switch the planned location to a site close to the Remscheid suburb of Lennepe. Today, there is a sports stadium and a fairground, which will be replaced by the outlet center. Parking is supposed to be in an underground car park.



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<b>ITALY</b>							
Rome	early planning phase	n.s.	GL Outlet			n.s.	
Calatabiano (close to Taormina, Sicily)	early planning phase	Naxos Fashion Garden		CMC Ravenna / Larry Smith Italia S.r.l. / Brand Partners Retail Development Srl	28,000	25,000	Building permission and trading license have been obtained in 2009. It is possible to enlarge by approx. 30,000 sq m SA to reach a total of 55,000 sq m SA. The developer has been searching for investors for years. There is no information, that he has been successful so far.
Crespina (close to Pisa)	advanced planning phase	Pisa Outlet Village	Promos S.r.l.		18,000	15,500	Approx. 2,500 parking spaces; opening was planned for the second half of 2012 but had to be postponed.
Vicovaro (northeast of Rome)	early planning phase	Vicovaro Outlet Roma	n.s.	Parsitalia Real Estate S.r.l.		25,000	Located on the A24 motorway; approx. 2,500 parking spaces
Settimo Torinese (Piemont)	early planning phase	Torino Fashion Mall	Premium Retail S.r.l.			n.s.	
Bru gnato (La Spezia)	advanced planning phase	Company Stores Shopinn Bru gnato 5 Terre	Freeport Retail	San Mauro SpA, Gruppo Cariparma Crédit Agricole, SDA Bocconi MAFED, Jones Lang Lasalle, Coopsette	22,500	17,000	Located near the motorway between Genova and Livorno. Approx. 2,000 parking spaces. Construction work was supposed start in spring 2012, but there is no information so far that there has been any progress.
Fiumicino (close to Rome)	early planning phase	MID Fiumicino Outlet	n.s.	UNI.ONE Srl / Merlino Progetti / Larry Smith Srl	29,000	24,000	Located on the Rome – Fiumicino motorway. 130 shops. Opening planned for 2013, but there is no information so far that construction work has started.
Locate di Triulzi (close to Milan)	early planning phase	Scalo Milano	Promos S.r.l.	Lonati Group	60,000	45,000	Located south of Milan. This project was announced by Promos at the MAPIC 2012 and will be built in several phases. The outlet center will be part of a multi-use complex (outlet center, food village, lifestyle centre). Approx. 4,000 parking spaces. Opening is planned for 2015.
<b>NETHERLANDS</b>							
Haarlemmerliede (near Amsterdam)	advanced planning phase	Haarlemmerliede The Style Outlets	Neinver	MAB Development	18,000	15,000	Part of the "Sugar City" multi-use complex (supermarket, hotel, entertainment, offices). The zoning plan was adopted by the municipality in December 2009. Construction work is supposed to start in 2014. Opening is scheduled for the 4 <sup>th</sup> Quarter of 2015.
Almelo	early planning phase	n.s.	n.s.	BAM / Wyckerveste	8,000	7,000	In combination with the construction of a new football arena, a retail complex with a total of 22,000 sq m GLA is planned. Part of this retail complex is a small outlet center. This retail complex is supposed to be necessary to finance the arena.
<b>POLAND</b>							
Bialystok	under construction	Outlet Bialystok	CBRE	ADV POR Property Investment SA / Blue Ocean Investment Group (BOIG)	14,000	12,000	Location in immediate proximity to a Castorama supermarket. Approx. 700 parking spaces, approx. 300 of them in an underground garage. The opening is planned for Autumn 2014.
Lublin	advanced planning phase	City Outlet Lublin	CBRE	ADV POR Property Investment SA / Outlet Center Retail Management SA s.k.a.	12,100	10,000	The building permit was issued in June 2013. 800 parking places. The opening is planned for the 1 <sup>st</sup> quarter of 2014.
<b>PORTUGAL</b>							
Faro	advanced planning phase	Algarve The Style Outlets	Neinver		23,000	18,000	Located approx. 12 km away from Faro. Approx. 1,600 parking spaces. Opening is scheduled for 2014.

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<b>RUSSIA</b>							
St. Petersburg	early planning phase	Fashion House Outlet Centre St. Petersburg	Fashion House Management		20,260	17,000	Location to the south-west of St. Petersburg near Pulkovo Airport. Approx. 1,050 parking spaces. Opening was delayed again and again but now is scheduled for 2014.
Moscow-Vnukovo	advanced planning phase	Outlet Village Kievsky	n.s.	Belaya Dacha / Hines International Real Estate Fund / Espro Group	20,000	18,000	Location at the Kievskoye Shosse, the main road leading to Vnukovo airport. Opening was scheduled for spring 2012 but was delayed to 2014.
Yekaterinburg	early planning phase	Fashion House Outlet Centre Yekaterinburg	Fashion House Management		22,000	19,000	Fashion House is on site research for this project.
<b>SERBIA</b>							
Stara Pazova (close to Belgrade)	advanced planning phase	Designer Outlet Stara Pazova	Roses Values	Dayland Group / Eyemaxx Real Estate	9,000	7,000	Project is to be completed a 3 <sup>rd</sup> construction phase; in the final enlargement phase, 150 shops are planned on 24,500 sq m GLA. Opening of the first construction phase was postponed several times already, now it scheduled for September 2013.
<b>SLOVAKIA</b>							
Senec	under construction	D1 Outlet City	Stable International	IPEC	10,600	9,000	Construction began in November 2010, the opening was planned for autumn 2011 but was delayed. It is now scheduled for autumn 2013. Enlargement to approx. 19,600 sq m GLA is planned for later phases.
<b>SWITZERLAND</b>							
Wigoltingen (Canton Thurgau)	advanced planning phase	Fashion Outlet Edelreich	n.s.	JTM Rütönen AG, Nüesch Development AG		10,000	Since 2006 there were plans to develop an outlet center on this site in immediate proximity to the motorway A1 / A7 (Constance - Zurich). The neighbouring German cities are opposing this project, but the appeals brought by the German towns of Constance, Radolfzell and Singen were rejected by the municipality at the beginning of September 2010. Should a law suit be brought by the German towns, the Canton of Thurgau, the Constitutional Court of Thurgau must deal with this case. Opening was planned for 2011, but has been postponed at first to autumn 2013, then summer 2015. Now, on the basis of "new findings" the municipalities of Wigoltingen and Müllheim have stopped the planning process. According to the developer, the opening of the center is planned for spring 2016. In its first building phase, the center will have approx. 10,000 sq m; a Salesarea size of 30,000 sq m is planned as a final enlargement phase.
<b>UKRAINE</b>							
Kiev	advanced planning phase	Kiev E95 Outlet Center	n.s.	EVO Land Development, CRC Chameleon Retail Centre Europe Ltd, DTZ Ukraine	16,730	13,000	Located 12 km south of Kiev at the intersection of the E95 motorway (to Odessa) and the new ring motorway around Kiev. The center is to be enlarged to a total of approx. 26,050 sq m GLA in 2 further construction phases. 134 shops (including a supermarket). Approx. 2,300 parking spaces. Building permission has been granted. Construction work was supposed to start in March 2013 but, according to available information, only the site preparation works happened so far. Opening was announced for April 2014, but this date seems very unlikely.
<b>UNITED KINGDOM</b>							
London	early planning phase	n.s.	n.s.	Anschutz Entertainment Group / Pradera	20,000	18,000	In the meantime, portions of the former "Millennium Dome" in the London Borough of Greenwich are being used as concert halls, while other sub-areas are now to be turned into an outlet center. 118 shops on 2 sales levels are planned. Opening is planned for the middle of 2014.
Tewkesbury (Gloucestershire)	early planning phase	n.s.	n.s.	Robert Hitchins Ltd.	20,000	17,500	Just off junction 9 of the M5 motorway an outlet center is planned. A garden center will be alongside this OC. Approx. 2,000 parking spaces. Opening is scheduled for 2016.
Solihull (West Midlands)	under construction	n.s.	Realm Outlet Centre Management	Genting UK	14,000	12,000	An outlet center will be build as part of a mixed use, seven-story, 50,000 sq m leisure and entertainment complex. Ground breaking took place in February 2013, opening is scheduled for Spring 2015.