

# RLI mapic<sup>®</sup> insight

## Enter a World of Retail

THE INTERNATIONAL RETAIL PROPERTY MARKET SHOW MAPIC ONCE AGAIN PROVIDES THREE DAYS OF PREMIER NETWORKING, DEAL-MAKING AND INFORMATION SHARING. WELCOMING THE WORLD'S KEY PLAYERS IN GLOBAL RETAIL REAL ESTATE, THE EVENT PROVIDES AN INVALUABLE SOURCE OF UNMISSABLE BUSINESS OPPORTUNITIES.

**A** diverse and exciting line up of new retailers are reflecting some key trends in the marketplace at MAPIC 2015, being held in Cannes from 18-20 November. More than 2,400 international retailers from across the retail spectrum will be attending the three-day event, alongside over 2,300 developers and shopping centre owners.

Organised by Reed MIDEM, the international retail property market gathers over 8,400 international participants, including over 2,300 property developers, for three days of exhibition, conferences and networking events targeting all types of retail property: city and shopping centres, factory outlets, leisure areas and transit zones.

Looking at MAPIC's New Retailers Directory, we can see some interesting retail trends already beginning to surface.

In the ready-to-wear sector, the current retail phenomenon of online-to-offline comes to the fore with the first time attendance of LuisaViaRoma (Italy), the world-renowned luxury online store that has recently opened two bricks-and-mortar boutiques in Florence. The company's Web-Marketing Coordinator Tiziana Tini will be speaking at the luxury conference this year. Similarly, Italian e-commerce site Feel-Nice.com, a personalised shopping service, will be present as it is now seeking bricks-and-mortar outlets to open.

A strong surge in the attendance of luxury brands can be seen particularly in the cosmetics sector, which includes MAC cosmetics, Bobbi Brown, Aveda and Origins, all from

the Estee Lauder Group (US). They join premium candle and fragrance company Jo Malone (also from the Estee Lauder Group).

In the food and beverage sector, retailers specialising in the 'mono-product' offer will be present in abundance. They include the Swiss Brezel company, Brezelkönig, Russia's Vkusnolubov; which specialises in sweet and savoury pancakes, as well as Tonda (UK) whose mini gourmet pizzas, known as pizzettas, have set a new trend for chic pizzas to eat on-the-go. France also has a large representation in this 'mono-product' sector, including Le Monde

du Macaron for the iconic bite-sized sweet treat and Flam's, which offers up the famous Alsatian flambéed tart dish: Flammekueche.





PACIFIC CITY, CALIFORNIA, US  
 DEVELOPER: DJM CAPITAL  
 ARCHITECT: JERDE PARTNERSHIP

### SHARE, LEARN, INNOVATE

From online-to-store, click-and-collect, and omnichannel to mobile shopping and big data, new technologies are impacting retail outlets, transforming the relations between brands and consumer, and opening up new opportunities. MAPIC is engaging with these changes via its dedicated pavilion called the MAPIC Innovation Forum, where conference speakers and exhibitors will showcase their new concepts and solutions.

"Digital and bricks-and-mortar retailing now operate in a virtuous circle: digital solutions help drive traffic to shops, while online retailers are increasingly manifesting themselves through such formats as pop-up stores, showrooms and even mainstream boutiques," says Nathalie Depetro, Director of MAPIC. "Given the vast range of retail formats, knowledge about customers from data analysis is now vital for staying in tune with consumer needs. This will be driving the MAPIC Innovation Forum so that participants can interact with innovation experts."

With its exhibition and conference space focused on innovative technologies and solutions, the Innovation Forum is open to everyone wishing to discover and discuss the most innovative advances in retailing and shopping centres.

The theme of Big Data, which is reinventing the relationship between brands and customers, will be the key focus of the opening conference on 'How to capture data

for business growth'. Elodie Guyard, Digital Manager at Hammerson; Sana Dubarry, Director of Strategy & Insights, EMEA at Epsilon and an international specialist on data marketing; Edouard Detaille, President of FCE; Massimo Baggi, Marketing Director at Italian supermarket brand IPER; and Bill McCarthy, CEO EMEA of data analysis specialists ShopperTrak, will share their experience during the conference.

Following the mass adoption of mobile services, Chinese consumers are leading the way in connected shopping. Laure de Carayon, Founder and CEO of China Connect, will cast a spotlight on new buying habits among Chinese consumers and emphasise the current trend of online to offline (O2O) retailing, which removes borders between online and offline. The conference on 'State of O2O in China: trends and best practices', will give many examples of a trend that is here to stay.

The pop-up store phenomenon will be examined in a conference on the results of an exclusive study by the French Institute for Self-Service, commissioned by MAPIC, that sets out the success factors for this new headline retailing model.

The digital revolution goes hand-in-hand with changes in society, encouraging new behaviour and consumer patterns (environmental responsibility, community mind-sets, sharing, link searching and more). Urban Farmers is a Swiss company that is pioneering urban ecological farms that have

already won many prizes, and will explain on its stand how its unique concept is perfectly adapted to our towns and cities and retailing sites.

### COUNTRY OF HONOUR – THE UNITED STATES

US presence at MAPIC 2015 has grown by 30 per cent, spurred on by the USA Country of Honour programme. Among the major US companies heading to Cannes are Thor Equities, Vornado Realty Trust, Simon Property and Kimco, with first time appearances from Related Companies, RFR Realty, SL Green and Archaio.

"Boosted by the economic recovery in the US, professionals in the American retail property sector are on the lookout for new growth opportunities. MAPIC offers a unique springboard for all professionals eager to meet US leaders in US retail real estate or some of the most internationally dynamic US retailers," explained Nathalie Depetro, Director of MAPIC.

According to the CBRE report 'How Global is the Business of Retail', US retailers were the most dynamic on the international stage last year, ahead of Italy, the UK and France. Their priority development targets are Asia (42 per cent) and Europe (33 per cent).

From ready-to-wear, catering and wellbeing, to retailtainment, a wide range of well-known or emerging North American brands will be attending MAPIC to look for

HUDSON YARDS, NEW YORK, US  
DEVELOPER: RELATED COMPANIES



MAPIC include Thor Equities, Vornado Realty Trust, Newmark Grubb Knight Frank and the developers Macerich and Triple Five, showcasing its American Dream Project, which is billed as the world's largest shopping centre, located some 40km from Manhattan.

As part of the Country of Honour event, a dozen North American experts will speak in the MAPIC conference programme, which will offer a US perspective on the various topics of retail property, including Paul J Kurzawa, Global Head of Retail Development and Entertainment at DreamWorks Animation; Kenneth Himmel, President & CEO of Related Companies, and Ryan Patel, Vice President Global Development at Pinkberry.

A closer look at the US market will be given in a special conference on Wednesday 18 November: 'The US, the world's most influential retail market', will feature Andrea Abrams, International & Head of US Office, Time Retail Partners; Christopher Conlon, Executive Vice President, COO, Acadia Realty Trust; Enrique Nehme, VP International Business Development, Charming Charlie; Eduardo Carneiro, Senior Director – Global Business Development, Chicos FAS, and Matthew A Seigel, Executive Vice President at Thor Retail Advisors.

The highlight of the USA Country of Honour programme will be the awarding of a special prize for the best shopping centre project or for the best American retailer during the MAPIC Awards, whose jury will be chaired this year by Melissa Gliatta, Executive Vice President of Thor Equities.

Developed by Related Companies, Hudson Yards is the largest private real estate development in the history of the US and the largest development in New York City since the Rockefeller Center. It is anticipated that more than 24 million people will visit Hudson Yards every year. Scheduled for completion in 2025, the site will include more than 17 million square feet of commercial and residential space, more than 100 shops, 20 restaurants, approximately 5,000 residences, a unique cultural space, 14 acres of public open space, a 750-seat public school and a 150-room luxury hotel—all offering unparalleled amenities for residents, employees and guests.

Kimco's Dania Pointe in Florida is a 40ha premier mixed-use development with 100,000sq m of retail and restaurants, in addition to Class A offices, hotels, luxury apartments and public event space. The Shops at Dania Pointe will consist of a sophisticated mix of shopping, dining, and entertainment venues, which will appeal to over a million consumers living in the surrounding trade area and the projected 15 million domestic and international tourists expected to visit Broward County in 2015.

Kimco has also recognised the great potential

growth opportunities abroad. Among the newcomers, Equinox Fitness has 80 upscale sports clubs across the US and two years ago set up shop in London. It now wants to expand its network in the UK and across Europe.

In the food & beverage segment, Villa Enterprises, with four fast-food brands, is well established in the US with its network of 300 franchises. It is returning to MAPIC to expand an international portfolio that already has 22 restaurants in Italy, the UK, Kuwait, Czech Republic and Mexico.

American retailers attending MAPIC will include A'Gaci, Chico's, Sears, NBA

Properties, Levi Strauss & Co, Ralph Lauren, Bananas Smoothies & Frozen Yogurt, Abercrombie & Fitch and Aeropostale.

The heavyweights of American industry will present their flagship projects in the USA Pavilion and USA Lounge to strengthen their commercial proposal with retailers wishing to launch their business in the US. For example, MAPIC will for the first time host developers such as Taubman, one of America's real estate pioneer developers, and Related Companies, which will promote the Hudson Yards project in the heart of Manhattan.

Other key US players returning to

CITY POINT, BROOKLYN, NEW YORK, US  
DEVELOPER: ACADIA REALTY TRUST



in Staten Island, New York, and is in the process of transforming the already ideally-located Hylan Plaza into a shopping centre befitting this growing borough. It will become The Boulevard, the premier downtown hub on the Hylan Boulevard commercial corridor.

The Boulevard will be a newly-constructed, multi-storey lifestyle centre providing a Main Street shopping experience. A seamlessly connected mix of fashion, necessities, restaurants and entertainment is sure to draw a crowd.

Developed by Thor Equities, the Kirby Collection is a new luxury mixed-use development in the prestigious River Oaks neighbourhood of Houston, Texas, and is scheduled to open in Q4 2017. The 100,000sq m residential, office, retail and entertainment project features two levels of prime retail space totalling 6,000sq m which will be home to first-class restaurants, nightlife and world-class shopping.

Westfield World Trade Center will be an iconic destination that speaks to New Yorkers and redefines the Lower Manhattan experience, transforming 320,000sq m of space into a fashion, culinary and artistic experience including a dynamic mix of 150 local and global brands and unique dining opportunities.

Serving a diverse community with New York-centric services and amenities, must-see events, state-of-the-art digital technology and extraordinary culture and entertainment, Westfield World Trade Center is located in and around the Oculus – designed by world-renowned architect Santiago Calatrava – and includes multi-level store presence in 3 World Trade Center and 4 World Trade Center.

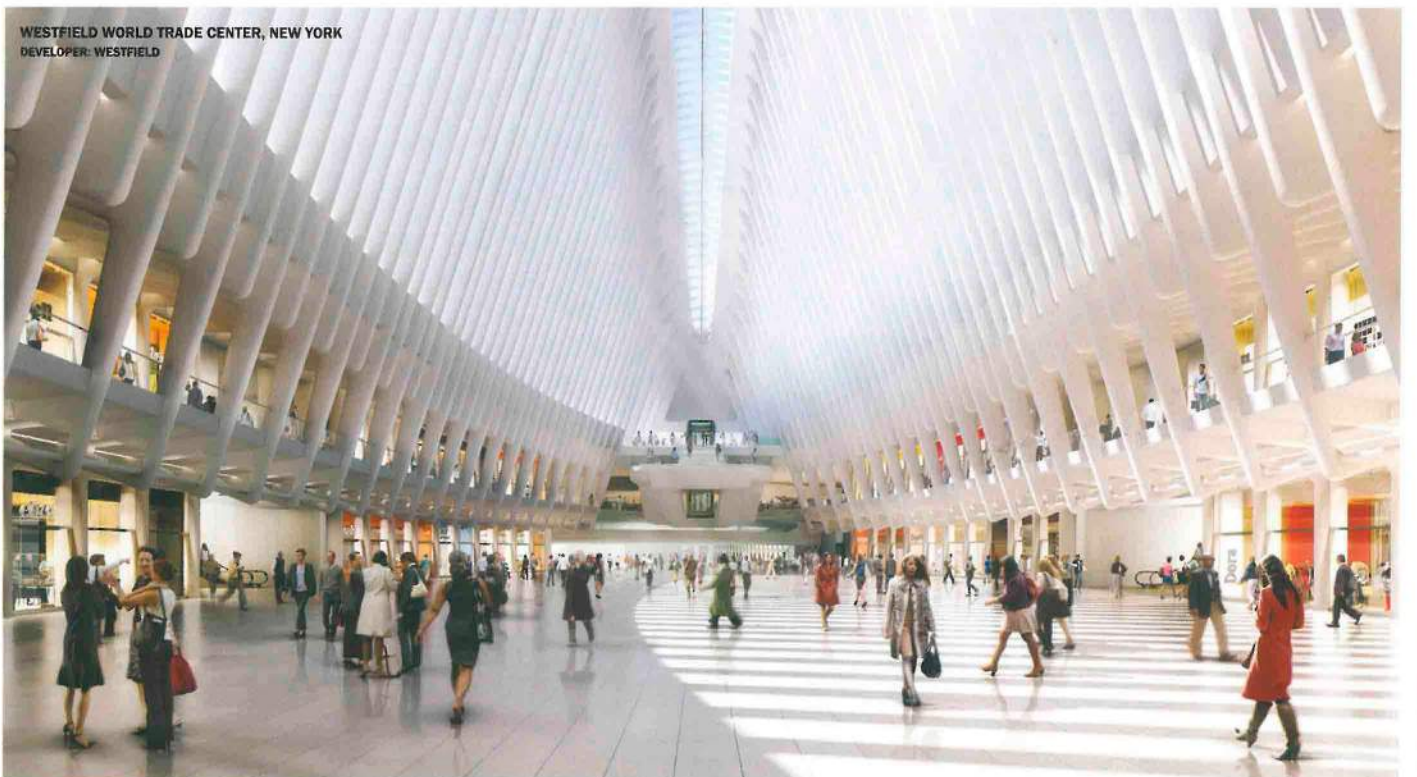
Set to open in the heart of downtown Brooklyn in autumn 2016, City Point is a 170,000sq m mixed-use development of new construction, including retail, residential, entertainment, and office space. Developed by

Acadia Realty Trust the centre is anchored by Century 21 Department Store, CityTarget and Alamo Drafthouse Cinema, and will include the best of Brooklyn's food purveyors creating an authentic experience and gathering place for Brooklynites.

Also developed by Acadia Realty Trust, the Broughton Street Collection is a mixed-use redevelopment project encompassing retail, restaurant, residential and office uses in the heart of historic downtown Savannah. The project encompasses more than 20,900sq m of street-level retail, representing approximately 65 per cent of the total inventory on the thoroughfare. The mix includes 3,700sq m of planned restaurant use with options for rooftop and multi-level space.

In Surf City USA, Huntington Beach in California, DJM Capital held a soft opening on 5 November for its new Pacific City project. Designed by Los Angeles-based Jerde, the two-level, nearly 19,000sq m open-air retail, F&B,

WESTFIELD WORLD TRADE CENTER, NEW YORK  
DEVELOPER: WESTFIELD





leisure development is prominently located on the famed Pacific Coast Highway, directly across from the beach. As a game changer for the US/western region, the new destination contains 50 per cent F&B, including premier restaurants, eateries, and a nearly 3,000sq m market hall branded Lot 579, a distinct Equinox on the second level and The Bungalow HB, the second location of the hugely successful lounge concept by Brent Bolthouse.

#### Austria

As part of one of the largest urban development projects in Europe, SES Spar European Shopping Centers is responsible for the design, implementation, and ongoing operation of a 'managed shopping street' in the local shopping area of Vienna's new 'Seestadt' ('Urban Lakeside') in a joint venture with the City of Vienna. The areas devoted to retail, catering, and service providers on the ground floors of the main shopping street are being

leased to shop partners according to a defined sector mix plan. SES provides the know-how for the usage concept, the commercialization of the space, and its subsequent management. The first 13 shops opened in summer 2015, and work has already begun on the second stage of the development, the Seeparkquartier.

Seestadt Bregenz, a new city quarter for shopping, living, working, and playing is being created in the capital of Vorarlberg in the heart of downtown, close to Lake Constance. Scheduled for completion by 2017, the project is being implemented by a joint venture between SES and PRISMA. SES is providing the know-how for the composition of the sector and tenant mix and will be marketing the commercial areas while remaining responsible for the ongoing management of the retail space. With its first brand store in the region, Zara is moving into one of the largest stores in Austria, spread over three floors in the Seestadt, and is positively influencing the

further leasing activity in the centre and throughout the City of Bregenz.

#### Belarus

MinskWorld is a showcase concept from Dana Holdings and the winning international bid for the urban regeneration of the old national airport site in Minsk, extending to 320ha.

MinskWorld comprises of 15,000 residential units, a 120,000sq m GLA shopping centre, internationally significant entertainment, sports, events and leisure arenas, and 305,000sq m of office space, plus parks, water features, green and community spaces.

#### Belgium

The Mint is a large retail high street project in a prime location in Brussels city centre. Developed by AG Real Estate and Devimo Consult, it will offer up to 15,000sq m of retail space to accommodate a mix of large and smaller stores. DDS & Partners Architects'



**CENTRUM CHODOV, PRAGUE, CZECH REPUBLIC**  
DEVELOPER: UNIBAIL-RODAMCO  
ARCHITECT: BENOY



design combines modernity and integration. With completion expected in 2017, this large-scale project will attract new brands and stores eager to become part of Brussels' top retailing location, visited each year by more than 15 million shoppers.

Unibail-Rodamco has been selected by the City of Brussels, with its partners CFE and BESIX, as the new co-developer of the NEO I project. This mixed-use project encompasses 590 housing units, two day nurseries, 3,500sq m of offices, a retirement home and a 114,000sq m area dedicated to indoor leisure, restaurants and the Mall of Europe.

Unibail-Rodamco will develop and operate the Mall of Europe, which represents a €550M investment, applying its skillset and innovations

on this 240-unit shopping centre. It will feature a complete line-up of four-star services, iconic shopfronts, a 9,000sq m Dining Experience with more than 30 restaurants, the largest cinema in Belgium with 21 screens and 4,000 seats, and the first indoor 'Spirouland' in the world, at the heart of a 15,000sq m leisure centre. The project is expected to open in 2021 and is SES's first project in Belgium.

Located at the heart of Belgium's wealthiest province of Walloon Brabant, Louvain-la-Neuve's attraction is enhanced by its university and 231ha science park. Developed by Klepierre, L'esplanade is part of a large and dynamic urban plan and has embarked on a 20,000sq m GLA extension, with two new malls that will allow it to welcome 50 new

retailers in 2018 for an even more intense shopping experience.

Located in eastern Belgium, Verviers will soon welcome a new mall of about 21,000sq m or approximately 70-80 shops. Developer Urbanove wishes to reinforce the local offer with high attractiveness, allowing it to reach a catchment area of over 300,000 people. The architecture, by DDS & Partners, combines modernity with a perfect integration in the urban network, revealing a couple of innovative and surprising solutions. Overall, an ambitious global project which will profoundly metamorphose the city.

### **Bulgaria**

Benoy has announced the launch of its exciting new scheme in Sofia, Bulgaria, Koza Square with developer Garanti Koza. The 535,000sq m development will provide a new place for the residents of Sofia to entertain and dine. The project features three residential towers, office space, a 300-key hotel and serviced apartments, as well as an entertainment centre. The towers will be set around a biolagoon and will include a two-story retail podium with a restaurant and café offer throughout the complex designed by Benoy.

This is one of three projects Benoy is undertaking with Garanti Koza. The developer is actively improving the mixed-use offer in Southeast Europe.

### **Czech Republic**

UK-based firm Benoy is providing architecture, interior design, graphic design and visualisation services on a project at Unibail-Rodamco's Centrum Chodov in Prague, extending the existing shopping centre and relocating the food offer to anchor a new 'Dining Experience'. Centrum Chodov already welcomes 13.4 million visitors a year and this new extension will greatly enrich the existing shopping centre. The inauguration of the new Centrum Chodov is scheduled for fall 2017. After the extension, the shopping centre will reach 100,286sq m GLA of retail space with 296 stores.

**KOZA SQUARE, SOFIA, BULGARIA**  
DEVELOPER: GARANTI KOZA  
ARCHITECT: BENOY





A hub of designer and high street brands located adjacent to Prague's International Airport, the 31,000sq m GLA Prague Outlet will provide a unique opportunity for retailers to attract affluent shoppers and high-spending tourists when it opens next year. The Prague Outlet will offer designer clothes and accessories for both men and women at a substantial savings.

#### **Denmark**

The refurbishment of Odense's Rosengårdcentret shopping centre has entered the home stretch. Following its refurbishment and modernisation, the centre

will gain 20 new stores with a new overall design and a modern interior which allows for more light, higher ceilings and a reorganised mall.

When completed, 180 shops with a leasable area of 100,000sq m will serve 7.5 million visitors annually. The new mall, named Purple Street has attracted a new Zara store as anchor tenant, and Expert is scheduled to open its extended store in October.

The ECE European Prime Shopping Centre Fund I and the Danish pension fund ATP have invested more than €26M in the refurbishment of the centre to increase its popularity and value.

#### **Finland**

Citycon and NCC Property Development have launched the first phase of an extension and redevelopment project at the shopping centre Iso Omena. Throughout this three-phase project, the leasable retail area of Iso Omena will be increased by around 25,000sq m to over 75,000sq m. Upon completion, the centre will house over 200 different shops and other services, making Iso Omena one of Finland's largest shopping centres. The shopping centre extension will be completed in the late summer of 2016.

After the decline of the Russian tourism due to the Ruble decline, a change towards



better times is already in the horizon in the Finnish-Russian border region in Vaalimaa. A recent tourism survey states that the decrease has reached a turning point, and local authorities report positive climate among businesses in the region. This includes East Finland Real Estate's Zsar Outlet Village, the first open-air outlet village in Finland, there are currently seven different retail real estate developments near the Vaalimaa border crossing point. The latest in the list is a 3,300sq m high quality food market, Dom Finland, which is set to open just next to the site of Zsar in 2016.

With 120 premium brand stores, restaurants, cafés and other leisure services, the Zsar Outlet Village will attract millions of affluent customers from both Russia and Finland. It is situated right next to the EU-Russian border in South-Eastern Finland, only 200km from the fourth largest city in Europe, St Petersburg, and 170 km from the Finnish capital Helsinki. Zsar has a catchment area of 8.5 million people within a 200 km radius and will include 20,000sq m leasable area when opened in 2018. The first 12,000sq m phase will open in 2017.

In 2020 IKEA Centres plans to open a completely new and modern shopping centre next to the IKEA store outside the Finnish city of Lappeenranta. The centre and the IKEA store will be integrated under one roof and, together, will offer the region's most versatile shopping. It will not only be attractive to Finnish customers, but also for an increasing number of visitors from Russia as it is 20km from Nuijamaa border station, and 200km from Saint Petersburg.

In Helsinki, the Mall of Tripla is set to excite, entertain and awaken the senses with shopping, culture, entertainment and food. The development will present top international brands, wellness, entertainment and an amazing array of culinary concepts, all in a new and vibrant environment.

Mall of Tripla will be an arena of urban life where people come to enjoy, experience and relax, and to immerse themselves in round-the-clock urban culture. Developed by YIT, the mall is scheduled to open in 2019.





**IKEA CENTRE, BAYONNE, FRANCE**  
DEVELOPER: IKEA SHOPPING CENTRES

Also in Helsinki, SRV's REDI development is located on the waterfront in a new, spectacular residential area, with the metro running right through the shopping centre – in itself quite an attraction! Opening in 2018, REDI will provide a superb blend of retail, apartments, offices and hotels and will feature both well-known brands and outlets, as well as many new names, particularly in fashion and home interiors. Instead of hypermarkets, REDI will offer excellent supermarket-sized grocery stores, a market hall and specialty boutiques. The REDI dining experience will include many new concepts, with a modern, cosmopolitan approach to eating. For example, great street food will be available.

#### France

When it opens in 2017, McArthurGlen Designer Outlet Provence will be the only

designer outlet in the South of France. The village-style centre, with a Provençal look and feel, is set to be one of McArthurGlen's flagship centres, offering the most sought-after luxury and premium names in fashion. Easily accessible, and at the crossroads of the A7, A8 and A54, McArthurGlen Provence is located in one of Europe's most popular destinations for tourists.

The Chapman Taylor-designed 'Open' development in Saint-Genis-Pouilly is a new innovative and animated place for shopping, leisure, sport, rest and work. The impressively designed landmark project has remarkable architecture and is covered by an intelligent roof which perfectly integrates into the landscape and generates spectacular views of the Alps and Jura mountains.

With ambitious architecture and filled with light and transparency, Prado features retailers

on the cutting edge of trends for the people of Marseille, organised around a new concept for department store anchor Galeries Lafayette and offering exceptionally easy access. Jointly developed by Klépierre and Montecristo Capital, and designed by Benoy, this 23 000sq m project is scheduled for completion in autumn 2017.

Unibail-Rodamco's new 75,300sq m Forum des Halles will offer to visitors a light and accessible destination with the best comfort, cultural spaces, bars, restaurants and four-star services. The development is scheduled to open to the public in early 2016.

Offering an engaging and pleasurable shopping experience, Parly 2 in Le Chesnay enjoys a superb location, just outside of Paris in the heart of one of France's most well-off catchment areas of more than six million inhabitants in 30 minutes. Unibail-Rodamco

**PRADO, MARSEILLE, FRANCE**  
DEVELOPER: KLÉPIERRE AND MONTECRISTO CAPITAL  
ARCHITECT: BENOY



is creating a genuine revolution at Parly 2 through a renovation that is part of an overall approach encompassing everything from architecture to the merchandising mix. This large-scale project, which started with the 'Sixty Chic' renovation in 2010-11, includes other phases that will take place between now and 2018.

The exciting new Le Jeu De Paume scheme in Beauvais introduces a new retail development to the city centre, integrated into the historic street plan of the Cathedral city. The development draws visitors from the main shopping street through highly visible active entrances. Hammerson's 23,000sq m scheme respects its sensitive location with a shield of residential apartments and architectural forms, designed by Benoy, relating to the existing historic town fabric.

The project is scheduled for completion in late November.

By investing €230M for the extension and the renewal of Carré Sénart in Lieusaint, Unibail-Rodamco has committed to further strengthen the attractiveness of the centre,

which already reach about 15 million visits per year. This includes an extension of 30,500sq m GLA and the renovation of the existing centre. An official opening is scheduled for autumn 2017. The new offering will include department store Galeries Lafayette, on a 6,000sq m retail space. It also represents 65 new brands for a diverse and affordable shopping offer.

This 76,000sq m IKEA Centre in Bayonne will be connected to the first IKEA store on the French Basque Coast. Comprising 100 shops, the future regional shopping centre is scheduled to open in 2016. The tenant mix will include local, traditional shops, together with national and international brands that are not yet present in the area. Food lovers will enjoy spending time at restaurants situated in a specially designed plaza and terraces with a view of the River Adour.

Carried out by CFA Ile-de-France (Groupe Financière Duval), the Aren'Park retail park will develop 30,000sq m of retail and leisure space in Cergy-Pontoise along the A15 highway. It will comprise a hypermarket, 14 mid-sized retailers, six shops, a hotel, two

restaurants and 850 parking spaces. Handover is planned for late 2016.

The new-generation, 12,700sq m Honfleur Normandy Outlet brand village, developed by a public/private partnership made up of Shema, Resolution Property and Advantail, will have 100 shops for national and international brands with top-of-the-range and international positioning. The site will also include three restaurants, two covered car parks and one exterior car park, a tourist information centre, a tour operators' desk and a tax refund office.

Honfleur Normandy Outlet will be open seven days a week and will open its doors in spring 2017.

Duval Sepric Promotion (Patrimoine & Commerce) is building the Karana retail park the heart of the central hub of Mulhouse, which already houses a Cora hypermarket and shopping mall as well as a trading estate with more than 100 brands. With a floor area of 22,000sq m, Karana will strengthen the site offer with new retail stores, restaurants and a 740-space car park. A handover is expected in H2 2017.

Realised by CFA Atlantique (Groupe Financière Duval), as new retail park, EcoParc d'Aquitaine, will cover some 33,464sq m and host brands devoted to home improvement, personal and household goods, cultural and leisure activities products and restaurants/snack-bars. The first phase, of 14,636sq m, is scheduled for handover in Q1 2016. The arrival of brands such as Bricomarché, Centrakor, Chaussexpo, Keep Cool, General d'Optique and Celio have already been announced.

### Germany

The City of Bielefeld has issued a building permit for ECE Projektmanagement's Loom shopping centre. The overall modernisation and construction work for this modern new shopping attraction will commence in January 2016 and a grand opening is expected in autumn 2017.

The shopping gallery will comprise four sales levels with 110 specialty shops. An ellipsis-shaped plaza with a 15m-high glass dome will be a spectacular focal point of the centre. The centre will offer an attractive merchandise mix on a sales area of 26,000sq m. Renowned labels will as well as regional retailers will be represented at Loom, the majority being fashion retailers. A foodcourt on the third floor will comprise approximately 340 seats and ten food retailers.

In partnership with the City of Hamburg, Unibail-Rodamco is creating, through German subsidiary mfi AG, an exceptional destination in a unique cultural and touristic area on the banks of the Elbe River. The Uberseequartier project in Hamburg will include retail,



LOOM BIELEFELD, GERMANY  
DEVELOPER: ECE PROJEKTMANAGEMENT



THE SQUARE<sup>3</sup>, BERLIN, GERMANY  
DEVELOPER: MORITZ GRUPPE



restaurants, a multi-screen cinema, a cruise terminal, offices, housing and a hotel, covering a total of 184,000sq m of which 50 per cent will be dedicated to leisure and retail. The project will represent an investment of €860M. The opening of the retail and entertainment components of the project is targeted for the second half of 2021.

Located near the Olympic sports centre in Berlin, Europe's largest urban nature reserve

and just nine minutes from Alexanderplatz, the new THE:SQUARE<sup>3</sup> urban quarter in Berlin will offer quality living, nature and sports amenities all in one place. It will include three mixed-use towers as well as three blocks that will regenerate this beautiful yet underdeveloped area. This sustainable development project, includes hotels, a health centre, a kindergarten, a nursing home, 400 apartments, offices, a sports-themed shopping

centre and restaurants. Developed by Moritz Gruppe, completion will be phased between 2016-19.

ECE Projektmanagement's new Holsten-Galerie shopping centre opened in Neumünster in October. It comprises around 90 specialty stores, service providers, and a new foodcourt accommodating various dining options. The property comprises a sales area of around 22,800sq m on two

HOLSTEN-GALERIE SHOPPING CENTRE, NEUMÜNSTER  
DEVELOPER: ECE PROJEKTMANAGEMENT





levels. Moreover, Holsten-Galerie houses approximately 1,400sq m of office space and about 950 parking spaces.

#### Italy

ECE is taking over a shopping centre project in the Italian city of Verona. The development comprises a leasable area of 42,000sq m and will open with approximately 130 shops and service providers in spring 2017.

Previously, the developer of the site was CDS Holding, an Italian real estate developer with more than 20 years of experience in the market. ECE has acquired 100 per cent of the project and will also ensure the project's funding, and will cooperate with CDS for the development of the property. ECE Italia will take over the management of the centre.

The centre will house an Interspar hyper market on 4,500sq m, and the tenant mix will include attractive Italian concepts and international retailers – many of them will debut in the region. It will also feature a diverse mix of premium restaurants and cafés.

The Inter IKEA Centre Group's Brescia Shopping project comprises a landmark retail

development connected to an existing IKEA store and is set to become the retail and leisure destination of choice for the Brescia region of Northern Italy and beyond.

Benoy's architecture and interior design follow Inter IKEA's Scandinavian Design Principles and reference the surrounding context of the base of the Alps. Anchored by a new hypermarket to the south and the existing IKEA store to the north, the two-level mall, with two levels of undercroft parking, will also include an attractive food and beverage offer. The foodcourt's external terrace takes full advantage of views to the foothills while creating ideal west facing summer evening dining and events space. Completion of the 56,000sq m GLA project is scheduled for October 2017.

Westfield is investing over €1.3bn in Italy to develop the country's largest retail, leisure and dining destination – Westfield Milan. This development will be delivered in partnership with, Stilo Immobiliare Finanziaria, and will help regenerate a key part of Milan creating 17,000 permanent new jobs.

At 235,000sq m, Westfield Milan will feature

over 300 stores, a luxury village with 50 retailers, cinemas, leisure, entertainment, 50 restaurants and parking for 10,000 cars, as well as the latest in digital technology, signature shopping and tourism services. Galeries Lafayette, France's largest department store, will open a 18,000sq m flagship in the centre – its first store in Italy. Galeries Lafayette's decision to anchor the new development is testimony to the strength of the Westfield Milan proposition, and to the city's iconic status as a world centre for luxury and fashion.

Arese Shopping City, currently under development in Milan, will become the largest shopping centre built in one single phase in Italy, with 92,000sq m of GLA and boasting over 200 shops, cafés, restaurants, outdoor as well as indoor sport, cultural and health activities. The project, which is on schedule for its grand opening in April 2016, is designed by a consortium of architects including Michele de Lucchi, Arnaldo Zappa and Davide Padoa of Design International.

Developed by Promos, construction of Scalo Milano shopping centre is well advanced and will open to the public in Summer 2016.





The project will have 300 stores and shops when complete, in a gross shopping area of 60,000sq m, with parking for 4,000 cars. Scalo Milano has been conceived as a 'City Style' mall, emphasising its strong physical and cultural integration with the urban fabric of Milan.

#### The Netherlands

Earlier this year, Neinver received an environmental permit from the Municipality of Haarlemmerliede and Spaarnwoude, allowing the Amsterdam The Style Outlets construction process to kick off. With it, Neinver has now entered the project's next phase.

The centre will emerge in the former industrial area of Sugar City in Halfweg, near Amsterdam, with a retail area of some 18,000sq m and approximately 150 stores. It will offer a leisure and foodcourt area of over 1,000sq m with terraces, corridors, greenery and a kids/family zone.

Formerly known as Leidsenhage, The Spring in Leidschendam-Voorburg is going through a €200M extension and renovation project, increasing it in size from 75,000sq m to over 100,000sq m GLA, with 230 stores, restaurants and leisure. A formal opening is scheduled for 2018.

The new Spring will include the best of

Unibail-Rodamco's know-how: the four-star program, which welcomes visitors with a range of innovative services that improve the customer experience. The unique Dining Experience concept will offer a collection of the best restaurateurs and new international food brands. Iconic shop fronts up to 8m high will also enrich the customer experience. Furthermore, Fresh! will provide an extensive market of gourmet food specialties, whilst the Designer Gallery will provide a cluster of high-end fashion as well as young designer brands.

Klepierre's Hoog Catharijne's shopping experience is to be even more special thanks to the extension and refurbishment project planned for 2019. 80 new retailers will integrate to create the largest mall in the Netherlands: a shopping experience on 100,000sq m of GLA. Movie theatres, several towers, a casino and 600,000sq m of offices will further enhance this fashionable destination. The project is part of a vast urban renewal plan.

#### Norway

Økern shopping centre has a unique location in Oslo's most ambitious city development project. Steen & Strøm is responsible for creating an urban and future oriented site comprising a total area of 163,000sq m

including a water park, cinema, residential area and culture, in addition to a new shopping destination which will be one of the largest in Oslo.

The new shopping centre will be an international landmark both in terms of design, architecture and retail mix, offering an inviting and urban city structure with spacious outdoor areas.

#### Poland

Multi Development's 63,000sq m Forum Radunia in Gdansk is on target for opening in 2016. Anchor tenancy deals are already in place with Piotr I Paweł, a 16-screen Cinema Multikino, C&A, Pure and LPP Group's Reserved, House, Cropp, Home & You, Mohito and Sinsay fascias. Jones Lang LaSalle is providing consultancy and leasing services.

The shopping landscape in Poland is expanding: ECE is currently constructing Zielone Arkady in Bydgoszcz, capital of Kujawy-Pomerania Province. Besides the popular international shops and labels, the centre will stand out in particular with its architecture, the most prominent feature of which will be its west entrance. Visitors enter the building through an entrance hall which is almost 30m high and is shaped like a rising crystal.

VIVO! STALOWA WOLA, POLAND  
DEVELOPER: IMMOFINANZ





PARKLAKE PLAZA, BUCHAREST, ROMANIA  
DEVELOPERS: SONAE SIERRA AND CAELUM DEVELOPMENT

The light-flooded foodcourt will be located in the interior of the building element, which is dominated by large windows. It will provide ten restaurants for visitors to choose from. A further architectural highlight will be 'The Glade' – an atrium, at the south entrance, whose design resembles a theatre. The centre is scheduled for completion in November.

Immofinanz has finalised six more lease agreements at its VIVO! Stalowa Wola commercial project. The group of tenants at this new shopping centre have been joined by the brand Swiss, as well as by fashion retailers such as Medicine, Quisque and Diverse. In addition, the gastronomic offer will be enriched with a cafe and ice cream parlour, Carte d'Or, and an Asian restaurant, Silver Dragon. The opening of this centre, which Immofinanz has developed together with its partner Acteeum Group, is scheduled for November 2015.

Located in Wroclaw, the Wroclavia project aims at becoming the area's number one shopping centre, thanks to its unbeatable location, unique architecture and best-in-town transportation network. Unibail-Rodamco will invest €240M to create a 64,000sq m GLA retail space, 200 stores, a prominent leisure component and the biggest parking space in the city centre. An opening is scheduled for fall 2017.

Unibail-Rodamco has already welcomed the

first stores from premium retailers in Poland, including Hollister, Vans, Neo and KIKO.

With all the latest innovations in retail and lifestyle shopping, Posnania in Poznan will offer an unequalled experience. Its architecture and design reflect its avant-garde spirit: spectacular volumes, glass facades, in and out areas, a giant tweet wall, creative 8m-high shop windows, all new to the Polish market.

Developed by Financière Apsys, Posnania will be a place where global brands and trends intertwine with local products. Leisure will also be key to the project, with a digital multiplex, fitness club, pool, ice rink, a playground for kids and a venue for shows and cultural events. The food offer will be rich and varied with 40 restaurants and cafes.

#### Portugal

IKEA Centre Loulé is located in the southernmost region of the Algarve. IKEA Centres' second shopping centre in Portugal, the project will be a flagship for the company and the leading retail destination in the southern part of the country. Scheduled to open in 2017, it comprises a 42,000sq m shopping centre plus a 24,000sq m IKEA store, the first fully integrated IKEA store in Portugal and the group's first in the region. The scheme will also be linked to a 17,000-sq m outlet village – the first in Algarve.

#### Romania

Sonae Sierra and Caelum Development last year announced the commencement of the development for the ParkLake Plaza centre, located in Sector 3, in the eastern side of Bucharest. The centre represents an investment of €180M and an opening is scheduled for 2016.

ParkLake will offer high quality retail in 70,000sq m GLA with around 200 shops and 2,600 spaces of underground car parking. The centre will offer a unique, environmentally friendly design and a distinctive offering of leisure and sports features connected with the adjoining Titan Park.

Broadway Malyan's Lisbon studio is working with Sonae Sierra on its major Parklake Plaza in the Romanian capital of Bucharest. The practice has provided architecture, interior design and landscape architecture expertise on the 70,000sq m development which has already attracted a number of key occupiers despite not being completed until the end of next year.

#### Russia

MEGA Mytishi is a new super-regional 230,000sq m modern shopping mall in the north-east of Moscow, and is scheduled to open in 2018. Representing and investment of €500M, MEGA Mytishi will be the fourth and largest of IKEA Centres Russia's Moscow-



WROCLAVIA, WROCLAW, POLAND  
DEVELOPER: UNIBAIL-RODAMCO



MEGA MYTISHI, MOSCOW, RUSSIA  
DEVELOPER: IKEA SHOPPING CENTRES RUSSIA

region centres and one of Europe's largest shopping centres.

A 40-acre park surrounding the development, leisure activities and nearby historical landmarks will give the centre the unique pull of a cultural and recreational centre. Around 4.2 million people will live within the catchment area of and expected annual footfall is 35 million people.

TriGranit Management Russia has been operating Torgoviy Kvartal, a 24,000sq m GLA shopping centre in Naberezhnye Chelny, since 2007, and the company is now adding 32,000sq m to create a total of 56,000sq m GLA. The opening of this fully expanded mall is scheduled for 2016.

The new scheme will give Torgoviy Kvartal the opportunity to consolidate its position as a leader in the regional marketplace. It will also offer visitors a modern, attractive tenant mix, including a hypermarket and fashion, electrical and sporting anchors, as well as entertainment and restaurants.

The Yaroslavskoe Shosse centre is conveniently located 4.7km from Moscow Ring Road close to the suburbs of Korolev and Mytishi. The 88,000sq m GLA centre

will cater to one of the largest catchments in the North-Eastern Moscow Region. It will accommodate more than 200 retailers and serve a population of approximately 1.5m residents. Designed by RTKL for Essence Development, the centre's strong anchors, fashion boutiques and entertainment is expected to draw footfall in excess of 50,000 visitors per day. Opening is scheduled for early 2016.

ENKA TC held a grand opening for its premier mixed-use district, Kuntsevo Plaza, in Moscow, Russia, in October. The modern, arts-inspired development contains four levels of indoor retail and entertainment space covered with a spectacular glass roof to create a light-filled urban living space for the community. Two high-rise office towers and a mid-rise office block integrated within the retail completes the dynamic new multi-functional project. International architecture firm, Jerde, served as the Design Architect.

Russia Invest and SRV's Okhta City is a mixed-use development, located in close vicinity to St Petersburg city centre. Upon phased completion, Okhta City will be one of the largest commercial centres in the city,

providing new fashion destination showcasing international operators as well as new Russian retailers. The €250M Okhta Mall covers some 142,000sq m, of which some 76,000sq m is leasable space, and features two underground parking levels plus a hypermarket. The mall will open in spring 2016.

Also in St Petersburg, Fashion House plans to open a new outlet centre. Located on the outskirts of the second largest city in Russia, Fashion House Outlet Centre St Petersburg is set to delight customers with its unique architectural concept, embracing the city's cultural heritage, the new 'Window to Europe' interior design and an interesting mix of brands.

### Serbia

Belgrade Plaza, formerly named Visnjicka Plaza, will be a welcoming addition to Palilula and its neighbouring municipalities. Belgrade Plaza will consist of four-level parking with additional open parking area, two-level retail and one level of leisure. The centre will be the ideal location whether for monthly shopping in a hypermarket, a daily visit to the gym or a weekly outing with the family.



OKHTA CITY, ST PETERSBURG, RUSSIA  
DEVELOPERS: RUSSIA INVEST AND SRV

VILADECANS THE STYLE OUTLETS, SPAIN  
DEVELOPERS: NEINVER AND TH REAL ESTATE



Developed by Plaza Centers, Belgrade Plaza will also provide the ultimate entertainment spot, with a six-hall cinema, slot machines, Fantasy Park and fitness centre to name just a few. The restaurant and foodcourt have been perfectly located on the top level to incorporate breathtaking views over the Danube. The project is scheduled to complete in H1 2017.

#### Slovenia

SES is developing a new shopping centre in the northwest of the Slovenian capital city in the Siska district. Shopping Center Siska is located directly on the H3 city highway and will include a brand new Interspar hypermarket and some 90 shops, restaurants, and service providers on a total leasable area of 32,000sq m. The project will be completed in several phases by 2018/19.

#### Spain

Neinver and JV partner TH Real Estate are entering a new phase at Viladecans The Style Outlets, the property it is developing in Greater Barcelona. This outlet centre, the company's first in Catalonia and its sixth in

Spain, will open in autumn 2016. The centre will be built in two phases: Phase 1, with 19,800sq m and 100 stores, and Phase 2, with 6,700sq m and 30 additional units. Its development will comply with BREEAM's international certification standards for sustainability and efficiency, and will be an extension of the town's existing urban design.

Located in the fourth largest metropolitan area in Europe, Glories in Barcelona will go through an important renovation. Unibail-Rodamco plans to invest some €134M to the renovation. An opening is scheduled for 2016.

With 70,000sq m GLA and 130 stores, the shopping centre will strengthen its position as an attractive shopping centre/high street in the region, improving its urban concept, architecture, design and commercial mix. Thanks to its strengths, Glories is expecting to receive 16 million visitors in 2017.

Internationally famous for its fine beaches, warm people and privileged weather, Mallorca is one of the most preferred regions for tourism in Europe. With 900,000 inhabitants, it is also one of the richest regions of Spain. It is in this beautiful place that one of the most modern and innovative retail projects

in Europe is going to be developed: Unibail's Palma Springs.

Being constructed in Playa de Palma, where the widest hotel offer of the island and largest residential area are concentrated, the centre will provide more than 70,000sq m GLA of complete and balanced retail and leisure offer.

Developed by Bogaris, Torrecardenas Shopping Mall is located in the city of Almeria, a dynamic coastal city. With a catchment area above 300,000 inhabitants, the area is currently under-shopped. This new 'commercial oasis' has been designed by Chapman Taylor to provide the best commercial mix in the region, boding well for the mall. It will have the best fashion offer in the region, surrounded by the best tenants from the DIY, groceries, sports, electronics and leisure sectors. The project is already under construction, and it will open its doors on H2 2017.

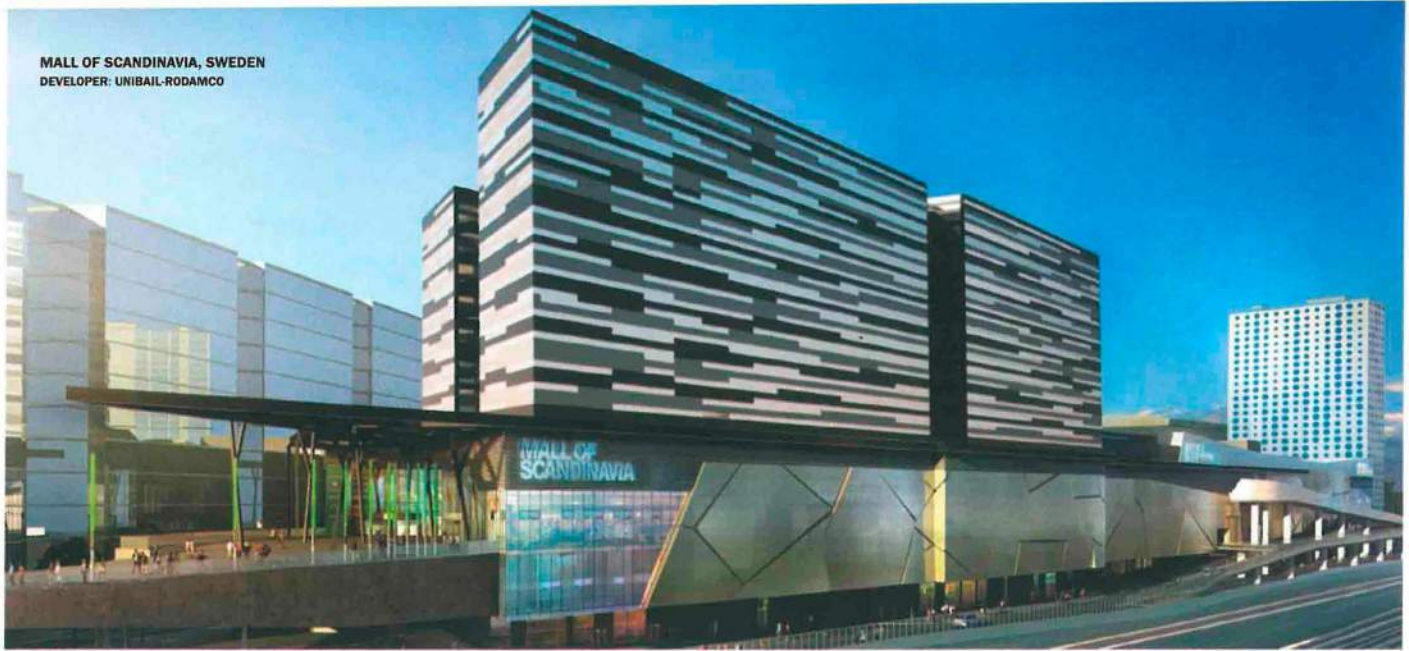
General de Galerias Comerciales' Nevada Mall is an ambitious project in development in Granada, Spain. An inauguration is scheduled for spring 2016. Customers will find the best retailers across a GLA of 120,000sq m, with more than 350 stores, leisure, catering, luxury movie theatres, sports centre and bowling.



TORRECARDENAS SHOPPING MALL, PLAYA DE PALMA, SPAIN  
DEVELOPER: BOGARIS



MALL OF SCANDINAVIA, SWEDEN  
DEVELOPER: UNIBAIL-RODAMCO



Developed by a joint partnership between Sierra Fund and McArthurGlen, the new €115M, 30,000sq m Málaga Designer Outlet is scheduled for completion in 2017, featuring 90 stores and some 1,200 car parking spaces.

The improvement of the Spanish economy has driven a significant increase in foreign investment over the past two years and this new confidence has seen UK-based Broadway Malyan working with Intu on the largest shopping resort in Andulucia. The company is acting as lead architect on the more than 400,000sq m project, which will be a mixture of 60 per cent retail and 40 per cent leisure.

#### Sweden

Set to open on 12 November, the 100,000sq m Mall of Scandinavia will be the largest mall in Scandinavia, introducing new concepts to the region and combining international flagship stores with well-known domestic and international brands. In addition to its extensive retail offer, the mall will be home to Unibail-Rodamco's unique Dining Experience, a 15-screen multiplex cinema, state-of-the-art

entertainment facilities and a four-star quality service. This is by far the largest scheme in Sweden's development pipeline with space for around 250 stores.

Gothenburg's largest shopping destination, Källered is well-known, highly visible and easily accessible from the E6 motorway. Now IKEA Centres plans to create a modern shopping centre in direct connection with a brand new IKEA store. The range of stores will be expanded with even more retail choices, restaurants and service facilities. Add IKEA to the mix and Källered will be Gothenburg's first choice for shopping. An opening is scheduled for 2019.

#### Switzerland

With a rentable area of 46,000sq m and approximately 140 stores, restaurants and bars, FREQO Switzerland's Mall of Switzerland will be the biggest lifestyle shopping centre in the country when it opens in autumn 2017.

Situated in Zugerstrasse, The Mall of Switzerland is focused on the fascinating world of fashion and will provide an innovative shopping experience, exceptional restaurants and other unique amenities.

#### Turkey

Nurol REIT's mixed-use Nurol Park development in Istanbul comprises of offices, residences, retail, a hotel and sport functions, accompanied with pedestrian zones create a dynamic urban centre. Designed by Oncuoglu Architects, the new Nurol Park open neighbourhood mall, scheduled for completion in Q1 2016, will consist of 80 stores and has a total of 21,000sq m of leasable retail area.

Together with the Turkish Akasya Group, ECE is scheduled to complete the €200M Akasya Park Ümraniye in Istanbul by March 2016. At the same time, ECE, together with project partners Migros and Yeni Gimat AS, has undertaken another refurbishment project in Turkey. ANKA mall, which was opened in 1999, has been comprehensively modernised and its leasable area extended by 12,000sq m to a total of 120,000sq m.

MaviBahçe shopping centre in Izmir opened in October, with ECE taking over the management as part of its cooperation with the investor Opera Gayrimenkul. The centre has a leasable area of approximately 60,000sq m and comprises 200 retail stores, a department store, a consumer electronics

AKASYA PARK ÜMRANIYE, TURKEY  
DEVELOPERS: AKASYA GROUP AND ECE PROJEKTMANAGEMENT



VICTORIA GATE, LEEDS, UK  
DEVELOPER: HAMMERSON



market, a traditional market, a cinema with 11 halls, large kids' playgrounds, a unique parkland area with 47 cafés and restaurants.

#### United Kingdom

Scheduled for completion in Autumn 2016, Hammerson's £130M Victoria Gate scheme will be an exciting addition to the vibrant shopping scene in Leeds. Delivering John Lewis's first store in the city, the first phase will capture the heritage of the Victoria Quarter and offer a range of high quality and designer brands.

Phase I include three main buildings, including the flagship John Lewis, Victoria Gate arcade, with stores, restaurants, cafes and leisure space in an elegantly designed two-street arcade that will link Victoria Quarter to John Lewis store; and a multi-storey car park for up to 800 cars.

WestQuay Watermark is Hammerson's £80M leisure-led development in Southampton and is set to become the city's new leisure and dining destination. Scheduled to open in early 2017, the scheme has already secured a ten-screen Showcase Cinema de Lux and a range of new and exciting restaurants for the city, including Wahaca, Jamie's Italian, Cabana and

Five Guys amongst others.

WestQuay Watermark also forms the centrepiece of Southampton City Council's VIP 'Heart of the City' project, as identified within its City Centre Master Plan that promotes its vision for the city and has received £7M from the Government's Regional Growth Fund to support the provision of public realm and a new vibrant plaza.

London's iconic Grade II\* Listed Battersea Power Station will form the central focus of a mixed-use masterplan to provide a careful blend of residential, offices, shops, leisure and hospitality, and the 39-acre site will be carefully restored with public accessibility at its core. The full restoration is expected to be completed and open to the public by 2019.

The site is owned by a consortium of Malaysian investors comprising SP Setia, Sime Darby and the Employees' Provident Fund. The development management of the project is being undertaken by British based Battersea Power Station Development Company.

Developer Stanhope has appointed Chapman Taylor to transform Gloucester City Centre, through the design of a city centre regeneration scheme providing new shops, public realm and a new multi-story car park,

all linked to a new transport hub.

The announcement follows Gloucester City Council's recently completed purchase from Aviva, of the land required for the regeneration project.

A milestone project for the city, Gloucester City Centre will offer more than 150,000sq ft of new retail and leisure space to further enhance Gloucester's reputation as a shopping and tourist destination.

Stanhope is hoping to start building work in early 2017 and says that it remains committed to opening the new development for Christmas 2018.

A £1bn joint venture between Westfield and Hammerson to redevelop the Whitgift Centre will transform retail in Croydon, re-establishing the area as a premier shopping destination for South London.

The Westfield/Hammerson scheme is designed to deliver a 1.5 million square foot state-of-the-art retail, leisure and restaurant destination with new car parking, public realm and up to 600 new homes. It is expected to create around 5,000 new permanent jobs.

The Whitgift redevelopment is part of a larger £5.25bn regeneration programme in Croydon, which aims to deliver 23,500 new



WESTQUAY WATERMARK, SOUTHAMPTON, UK  
DEVELOPER: HAMMERSON



BATTERSEA POWER STATION, LONDON, UK  
DEVELOPER: BATTERSEA POWER STATION DEVELOPMENT COMPANY



jobs and 8,000 homes in the town centre by 2031.

The much anticipated redevelopment plans for intu Milton Keynes have been given the green light by planners. The scheme, which will be one of the most significant retail and leisure development projects that Central Milton Keynes has seen in over a decade, will include a new dining quarter over two levels and a five-screen boutique cinema.

Designed by 3DReid, the redevelopment will add a further 100,000sq ft to the prime 430,000sq ft shopping centre, which has annual footfall of 16 million and boasts top retail brands such as Apple, Debenhams, H&M, Hugo Boss, Superdry and Zara.

Watford's restaurant scene is on the rise as Las Iguanas, Byron and Cabana all commit to become part of intu Watford's £100M Charter Place redevelopment scheme. Latin American-inspired Las Iguanas, Byron and Cabana have all agreed space.

The major extension plans are part of intu's £1.3bn UK development pipeline. The scheme will see the redeveloped Charter Place Shopping Centre integrated with the existing refurbished intu Watford shopping centre, to establish new public realms for entertainment and events, large modern retail units, a restaurant hub and cinema. Cineworld has already signed on a nine screen cinema, including an IMAX screen. Plans to refurbish the existing centre will complete the transformation of intu Watford into a single, vibrant 1.4million sq ft destination.

#### AFRICA

Atterbury Property Group is developing the 131,000sq m Mall of Africa – South Africa's biggest single-phase shopping mall development to date. Opening in April 2016, Mall of Africa will form the iconic hub of the innovative Waterfall precinct, perfectly situated between Johannesburg and Pretoria.

Boasting over 300 shops, with substantial

anchor tenants and a carefully selected retail mix, Mall of Africa offers a shopping experience like no other. Over 90 per cent of available retail space has been let to date, ensuring a well-balanced variety of local and leading international brands.

Local fashionable favourites have chosen Mall of Africa as home to new, distinctive stores. H&M, Zara, Hamleys, Cotton On and Forever 21 are among the international brands opening flagship stores. Forever New, River Island, Mango and Versace will also be opening stores.

Mall of Africa combines the latest international trends, environmentally sustainable materials and technologies. It is designed around new urbanism principles of walkable, mixed-use environments to create a truly cutting-edge shopping experience.

Designed by architect John S Bonnington Partnership, Midroc Ethiopia's City Centre development will serve as a symbol for the millennium, of the future prosperity of Ethiopia

INTU MILTON KEYNES REDEVELOPMENT, UK  
DEVELOPER: INTU PROPERTIES



INTU WATFORD, UK  
DEVELOPER: INTU PROPERTIES





MALL OF AFRICA, SA  
DEVELOPER: ATTERBURY PROPERTY GROUP

and will cater for the needs of the people of Addis Ababa well into the next century. The 200,000sq m development includes retail, office, socio-cultural facilities, and public open landscaped space.

The centre will provide the people of Ethiopia with a new concept in shopping, recreational, cultural and business accommodation and will become the main focus for discerning shoppers providing, within a climate controlled environment, a selection of high quality shops, fashion boutiques, department stores, food supermarkets and specialist shops catering for the needs of women, children, teenagers and tourists. There will be a choice of restaurants, coffee shops, terrace cafes, ice cream parlours and convenience food outlets grouped around a foodcourt with an outlook over the central events arena and shopping mall.

In Nigeria, RMB Westport, a joint venture between Rand Merchant Bank and Westport Property Group, will be funding some 51 per cent of the new \$74.3M Osapa Convenience Centre and 50.5 per cent of 30,124sq m Royal Gardens Mall, expected to cost around

\$165.2M when delivered in Q4 2017.

Resilient Africa Real Estate, a South African partnership between Resilient Properties, Shoprite and Standard Bank, will be delivering three further malls in Nigeria, in Benin city, Owerri and Asaba at a total cost of \$200M. The 13,000sq m Owerri Mall completed in October 2015, whilst the 13,000sq m Asaba Mall completes in August 2016 and the 13,300sq m GLA Benin City Mall completes in November 2016.

Also in Nigeria, Noavre Equity Partners, another South African real estate firm, has commenced the construction of its 22,000sq m Lekki Mall, expected to be delivered by the end of 2015 at the cost of \$60M, whilst a formidable partnership between Duval Properties and Actis is poised to deliver a new shopping experience in Abuja with the 27,000sq m Jabi Lake Mall.

Developed and owned in joint venture by Flanagan & Gerard Developments, Blue Crane EcoMall and the family of Giuricich Brothers, the R850M, 52,000sq m Springs Mall is part of the Springs Eco Park in Botswana and will

serve the greater Springs area in Ekurhuleni in the east of Gauteng. The mall is scheduled to open in April 2016 with an exciting mix of comprehensive, quality retail variety.

Situated in Pemba, Mozambique, some 2,500km north of its Pretoria head office, Pemba Retail Centre is Atterbury's first Mozambican development project. It is run in partnership with Attacq, Genesis and local partners as part of Pemba Investment Company Limitada. The retail park is scheduled to open mid-2016.

Sonae Sierra, in partnership with Marjane, Al Futtaim and Société d'Aménagement de Zenata, is developing Zenata shopping centre, a €100M investment located in Mohammedia, Casablanca. The company will also be responsible for development, leasing and property management services.

Sonae Sierra's first investment in the country, Zenata shopping centre will have 90,000sq m of GLA, with 250 shops served by approximately 3,650 parking spaces. The centre will also feature 18 anchor shops, including Ikea and Marjane hypermarket.



ZENATA SHOPPING CENTRE, MOROCCO  
DEVELOPER: SONAE SIERRA



## LATIN AMERICA

In the thriving tourist destination of Quintana Roo, Mexico, Thor Urbana Capital's 15,000sq m Calle Corazon development is an authentic showcase that promises to offer visitors a mix of fashion restaurants and entertainment. This mixed-use project will accommodate a lifestyle retail component and the first internationally renowned lifestyle boutique hotel in Playa. The hotel, branded by Thompson, will be operated by Commune Hotels + Resorts, the leader in the lifestyle hospitality spaces with over 50 hotels throughout North America and Europe.

Completing this year, the project is an example of urban renewal, as multiple properties were acquired in order to rebuild and modernise urban space through a new world-class mixed-use project.

Thor Urbana Capital is also on site with its 140,000sq m The Harbor Merida development in Merida, an iconic lifestyle mall within a mixed-use complex that will also include a corporate, residential and hotel component. The retail project will be built on approximately 50,000sq m of land located at the intersection of Paseo Montejo and Periferico, the main roads of this city in southeast Mexico.

Scheduled for completion in 2017, the complex, located within the most important

commercial corridor of the city and the most prosperous market of Merida, will provide an easy and comfortable access to the entire population of the city and state.

Parque Arauco's Parque La Colina mall in Bogota, Columbia, represents a milestone in the developer's growth. The mall will be located in the Boyacá Avenue and Calle 144, a high urban development sector north of the city, and will seek to establish itself as a major shopping and entertainment centre for the middle and upper strata of Bogotá. The 70,000sq m project is expected to open in H2 2016, featuring major brands and department stores, smaller shops, a foodcourt, dining boulevard, cinemas and 3,000 parking spaces.

A major retail project being led out of Broadway Malyan's Santiago studio is Mall Plaza El Trébol at Concepcion City to the south of the Chilean capital. The firm is currently delivering a restyled 5,000sq m food court including new facades and landscaping which will provide a new coherent centrepiece to the 95,000sq m scheme.

Jockey Plaza, in the Santiago de Surco district of Lima, Peru, has announced that it is embarking upon an extension of retail space that will cost the mall US\$100M by May 2016. Undertaken by Chilean group Altas Cumbres, Jockey Plaza will benefit from an extra

20,000sq ft of retail space, providing a total stock of 520 brands.

With brands such as Forever 21 and H&M arriving within the year, Jockey Plaza is boosting its infrastructure to make room for not only more retail, but a parking garage, a foodcourt, and social spaces.

## ASIA

Beijing headquartered Northstar is nearing completion of its major waterfront mixed-use district, Xin He Delta, in Changsha, China. The project, designed by Jerde, is a flagship property for the company and includes five high-rise residential towers that are currently over 50 per cent sold and nearly 125,000sq m of indoor/outdoor, multi-level retail and entertainment space; along with an Intercontinental Hotel and office tower (designed by others).

The Lan Kwai Fong (LKF) scheme in Wuxi, China, has been designed as the centre for style, energy, culture and fun within the pearl of Taihu Lake, offering an exciting combination of retail and entertainment. The development is a mixture of low-rise retail shops and larger iconic buildings located in a series of intermediate public zones. The extensive mix of individual shops along the internal retail loop redefines Wuxi vernacularism with a





WUHAN TIANDI PARK PLACE, CHINA  
DEVELOPER: SHUI ON LAND  
ARCHITECT: 5+ DESIGN

modern twist. At the heart of the scheme is the Pavilion, an entertainment and leisure space which embodies the Wuxi culture.

Developed by Taihu New City & Lan Kwai Fong Group, the 34ha development is scheduled for completion in 2016. UK-based Benoy provided Masterplanning and Architecture services.

China Merchants RE Co Ltd's Shenyang Diamond Hill mixed-use development in China will soon provide Shenyang with a distinctive new retail complex, inspired by the mountains of traditional Chinese landscape paintings. The four-story mall will be topped by a roof garden and a massive glass atrium. Designed by 5+design, the project called for 74,000sq m of retail space, 30,000sq m of office space and 114,000sq m of residential space.

Developed by Shui On Land, Wuhan Tiandi Park Place Project is a fully integrated mixed-use, multi-parcel development within the Shui On Land Wuhan Yongqing Mixed-use Development Master Plan. Spread among seven connected parcels, the project, which has also been designed by 5+ design, is a showcase for Cosmopolitan Lifestyle in Yongqing with international entertainment, restaurants, and cultural facilities establishing an attractive destination for the entire region and enhancing Wuhan's tourism industry.

The 800,000sq m Baoneng Center project

is located in the interchange of Bao'an Road and Liyuan Road, the core area of the Sungang district in Shenzhen. This mixed-use development designed by Aedas for the Shenzhen ShumYip Logistics Group comprises a 300m high-rise tower (five-star hotel and Grade A office), a 25-storey apartment building and an 11-storey podium (shopping mall, wholesale market, exhibition centre and cinema complex). The project will become the largest jewellery wholesale market in the world when it opens in 2016, and the largest shopping centre in Shenzhen.

UK-based Haskoll has been employed by the Antaeus Group to act as retail designer as well as interior designer for the Qingdao Mangrove Tree Resort shopping mall, as well as public spaces for this landmark project in Qingdao. The 500,000sq m scheme, scheduled to open in June 2016, has direct access to the beach with five five-star hotels, a conference centre and a cinema. The interior design concept is both modern and relaxing. The planted landscape and feature water-courses play an integral part in the design aesthetic.

Set in the heart of Guangzhou's new CBD, Sun Hung Kai Properties' 110,000sq m Parc Central will be China's first 'urban park' retail development. With a verdant, undulating landscaping, the scheme will introduce visitors to a truly unique shopping, entertainment,

dining and lifestyle concept.

Scheduled for completion in Q1 2016, the vision is to create a destination where business and community mix together in an environment rich in character and distinct to Guangzhou. Benoy's design will introduce a new public transport interchange and highly sustainable technology.

The Hongqiao World Centre in Shanghai is a mixed-use project located next to the Shanghai's Qingpu Xujing Conference and Exhibition Center development. Designed by Aedas for the Greenland Group, it comprises a five-star hotel, a shopping centre and a sales gallery, offering premium supporting facilities to one of the world's largest conference centres and the larger Hongqiao central business district. The 172,000sq m project is expected to complete in 2016.

Expected to open at the end of 2016, the Evergrande Group's Zhengzhou Evergrande Mingdu Mixed-Use project is located in the old city area of Zhengzhou, Henan and aims to upgrade and renovate the existing commercial district. With a total site area of 69,193sq m and 585,000sq m GLA, the vision is for this to become the largest innovative high end urban mixed-use project in central China, integrating science and technology, culture, fashion, creativity, life and fashion.

Building on the success of Raffles City

TANJONG PAGAR CENTRE, SINGAPORE  
DEVELOPER: GUOCOLAND



Shanghai near People's Square, CapitaLand Mall Asia is developing its second Raffles City project in Shanghai in the prime Changning District. Covering a total gross floor area of about 261,000sq m, it comprises a shopping mall with 77,000sq m of net lettable area spread across two retail podiums, three Grade-A office towers and five blocks of heritage buildings restored from the former St Mary's School.

Targeted to open in 2017, the mall will offer street level retail frontage along Changning Road that will provide great branding opportunities for retail flagship stores and upscale restaurants.

Also developed by CapitaLand Mall Asia, Raffles City Hangzhou is located near the Qiantang River in Hangzhou, the capital of Zhejiang province, about 180km southwest of Shanghai. The project comprises a shopping mall, offices, serviced residences, apartments and a hotel over 296,000sq m of gross floor area.

When completed in 2016, Raffles City Hangzhou will stand out as a prominent landmark with its striking architecture inspired by the flow and motion of the tides of the Qiantang River. The shopping mall offers 70,000sq m of net lettable area and will house international fashion brands, F&B concepts and exciting entertainment and lifestyle concepts that cater to the young, trendy and working professionals.

The operator of more than 30 shopping malls in the Pearl and Yangtze River deltas,

Comprising an eight-storey shopping mall with some 47,000sq m of net lettable area and a 28-storey Grade A office tower, CapitaLand Mall Asia's Luone integrated development in Shanghai will, when completed in 2016,

become a one-stop destination for both locals and tourists, offering affordable luxury brands, high-street fashion and local designer labels, complemented by popular and new-to-market F&B concepts.

SCPG has chosen the Nanxiang area of the Jiading district for its Shanghai debut. The new 330,000sq m INCITY shopping mall will become the benchmark for all projects in the SCGP's flagship INCITY series.

Projected to open for business in 2019, Shanghai INCITY will offer more than 450 national and international mainstream brands covering a commercial area of 190,000sq m.

Designed by Benoy, the 340,000sq m Suzhou Center, in Suzhou, China, is a large-scale, high-end integrated development in the heart of the western CBD of Suzhou Industrial Park. The scheme comprises retail, commercial offices, residential and a hotel, as well as entertainment and cultural spaces. The retail and entertainment podium will have a GFA of 340,000sq m and comprise seven levels. Alongside luxury and high street retailers, children's attractions, designer studios and a gourmet supermarket, there will also be an IMAX Cineplex and an Olympic-size ice rink.

Developed by Suzhou Industrial Park Jinji Lake Urban Development and CapitaLand Malls Asia, the project is scheduled to complete in Q4 2017.

Benoy has also been engaged by Venus Assets to provide architecture and interior design for the retail podium and concept ideas on the facade design at the 28,000sq m Four Seasons Place in Kuala Lumpur, Malaysia. The seven-storey podium consists of retail, residential elevated car park and hotel ballrooms, the concept of the facade is inspired by the Four

Seasons Hotel Logo where it captures the beauty of seasons change which is composed of various layers of facade to represent foliage & tree trunks and branches.

Benoy is working with the execution architect, NRY Architects, to finalise the facade design package for up to schematic stage. The project is scheduled for completion in Q4 2015

Tanjong Pagar Centre is a large-scale integrated development in Singapore designed by Skidmore, Owings & Merrill and developed by GuocoLand. The large-scale mixed-use project will contain 150,000sq m of Grade-A offices, prestigious residential apartments, a luxury business hotel, 9,200sq m of premier retail space and a sheltered event space in Tanjong Pagar City Park, and will position the area as a premier quality business and lifestyle hub within Singapore's Central Business District. Opening is scheduled for 2016 and Jones Lang LaSalle is providing leasing and market research consultancy.

Strategically located in the heart of Singapore's Changi Airport, the world's sixth busiest international airport serving 54 million passengers per year, Jewel Changi Airport is envisaged as a world-class lifestyle destination. Beneath its distinctive dome-shape facade, the integrated development comprises a shopping mall, attractions, facilities for airport operations and a hotel covering a total gross floor area of 134,000sq m. When completed in 2018, CapitaLand Mall Asia's project will provide visitors with an exciting array of about 300 retail and dining brands including new-to-Singapore concepts, top international brands and home-grown names spread across 90,000sq m of retail space.

THE HONGQIAO WORLD CENTRE, SHANGHAI, CHINA  
DEVELOPER: GREENLAND GROUP

