

# Pipeline

# 2020

NOV 2016

IMMOCHAN YOUR PARTNER  
AROUND THE WORLD



immochan



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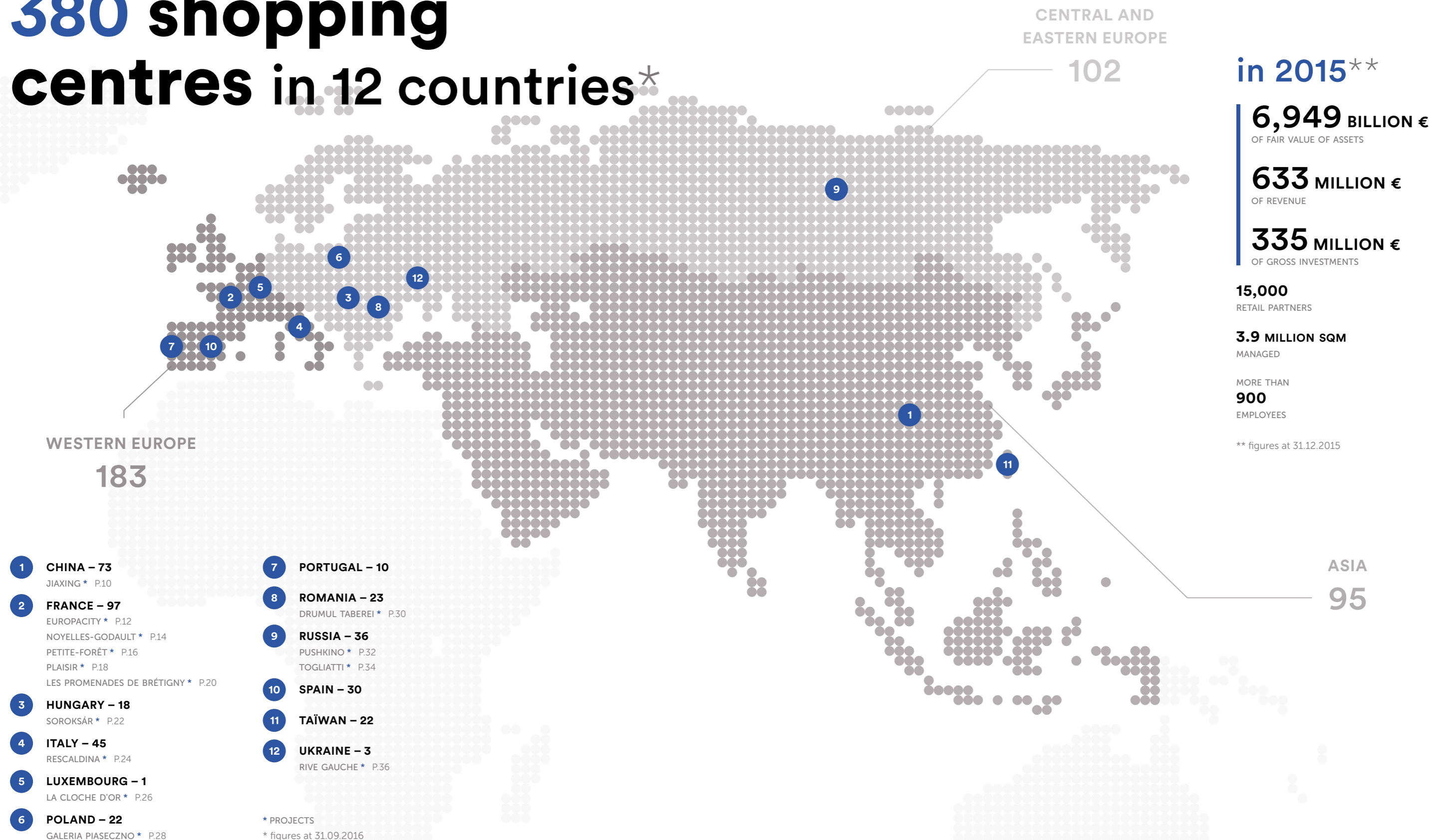
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# 380 shopping centres in 12 countries\*



# 2016 · 2017 · 2018

# Record levels

# of investments

By 2018 Immochan plans the opening of 50 new or revamped (extensions & remodelings) shopping centres for a record amount of investment.

This significant development plan, in France, Eastern Europe and Asia includes an important number of large scale projects, with 10 sites of more than 50,000 sqm of total surface area. It also focuses on the improvement of existing assets, in every country **IMMOCHAN** covers.

The company will invest more than 1.8 billion euros gross in the development and improvement of its park by 2018.

Discover your opportunities



Jiaxing, Zhejiang province, China



BEIJING, KEXING – Remodeling

SICHUAN PROVINCE, CHENGDU, JINNIU – Remodeling

ZHEJIANG PROVINCE, NINGBO, HAISHU – Remodeling

ZHEJIANG PROVINCE, JIAXING  
Extension – opening late 2018  
27,000 sqm GLA  
135 shops  
Know more p.10

AUSHOPPING  
Nearly 30 shopping centres  
remodeled and labeled  
Aushopping by 2017  
Know more p.44

AVIGNON LE PONTET  
Creation (food court)  
– opening 2019  
+ 3,500 sqm GLA  
+ 10 restaurants

BORDEAUX LAC  
Extension (food court)  
– opening late 2017  
+ 2,000 sqm GLA  
+ 7 restaurants

CASTRES  
Extension – opening late 2018  
+ 2,778 sqm GLA  
+ 7 shops

DUNKERQUE GRANDE SYNTHÉ  
Creation – opening 2019  
+ 35,000 sqm GLA

EUROPACITY, GREATER PARIS  
Creation – opening 2024  
200 acres of retail & leisure  
Know more p.12

LE HAVRE MONTIVILLIERS  
Extension – opening 2018  
+ 15,000 sqm GLA  
+ 26 shops

MARTIGUES  
Extension – opening 2018  
+ 5,300 sqm GLA  
+ 30 shops

NOYELLES-GODAULT – Extension  
– phase 1 : late 2018 – 2 : late 2019  
+ 13,350 sqm GLA  
+ 30 shops  
Know more p.14

PERPIGNAN  
Extension – opening 2020  
+ 6,000 sqm GLA  
+ 35 shops

PETITE-FORÊT  
Extension – opening 2020  
+ 55,000 sqm GLA  
+ 45 shops  
Know more p.16

PLAISIR – Extension – opening 2020  
+ 14,000 sqm  
+ 40 shops  
Know more p.18

LES PROMENADES DE BRÉTIGNY  
Extension – opening late 2017  
+ 46,000 sqm  
+ 20 shops  
Know more p.20

PROMENADE DE FLANDRE - RONCQ  
Extension – opening 2017  
+ 46,000 sqm GLA  
+ 40 shops

VALENCE – Creation (Retail park)  
– opening 2018  
+ 9,900 sqm GLA  
+ 14 shops

BUDAPEST, SOROKSÁR  
Extension – opening 2018  
+ 10,200 sqm  
+ 25 shops  
Know more p.22

ÓBUDA – Extension (food concept)

SOLYMÁR – Stripmall creation

CAGLIARI MARCONI  
Extension & remodeling

CEPAGATTI – Remodeling

FANO – Extension

RESCALDINA  
Extension – opening late 2018  
54,300 sqm GLA  
140 shops  
Know more p.24

SAN ROCCO AL PORTO  
Extension & Retail park

TARANTO – Extension

TORINO – Extension

LUXEMBOURG, CLOCHE D'OR  
+ 75,000 sqm GLA  
+ 130 international brands  
Know more p.26

HETMANSKA  
Extension & remodeling

WARSAW, GALERIA PIASECZNO  
Extension – opening 2021  
+ 50,000 sqm GLA  
+ 170 shops  
Know more p.28

BUCHAREST, DRUMUL TABEREI  
Extension  
+ 2,200 sqm  
Know more p.30

MOSCOW AREA, PUSHKINO  
Creation – opening late 2017  
52,000 sqm GLA  
100 shops  
Know more p.32

TOGLIATTI – Creation – opening 2017  
11,600 sqm GLA  
54 shops  
Know more p.34

OVI, ODESSA – Creation – opening 2018  
94,000 sqm GLA  
200 shops

KIEV, RIVE GAUCHE – Creation  
– phase 1 : 2017 - 2 : 2019  
32,000 sqm GLA  
200 shops  
Know more p.36

PETROVKA – Extension (Retail park)



# MAJOR PROJECTS



CHN – JIAXING P.10



FRA – EUROPACITY P.12



FRA – NOYELLES-GODAULT P.14



FRA – PETITE-FORÊT P.16



FRA – PLAISIR P.18



FRA – LES PROMENADES DE BRÉTIGNY P.20



HUN – SOROKSÁR P.22



ITA – RESCALDINA P.24



LUX – CLOCHE D'OR P.26



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ROU – DRUMUL TABEREI P.30



RUS – PUSHKINO P.32



RUS – TOGLIATTI P.34



UKR – RIVE GAUCHE P.36

# JIAXING Extension

1

CHINA

ZHEJIANG PROVINCE

**4,990 sqm**

GLA

**57**

SHOPS

**1,100**

PARKING PLACES

**400,000**

INHABITANTS WITHIN 5 KM

**after  
EXTENSION**

**27,000 sqm**

GLA

**135 SHOPS**

**1,200**

PARKING PLACES

CATCHMENT AREA :

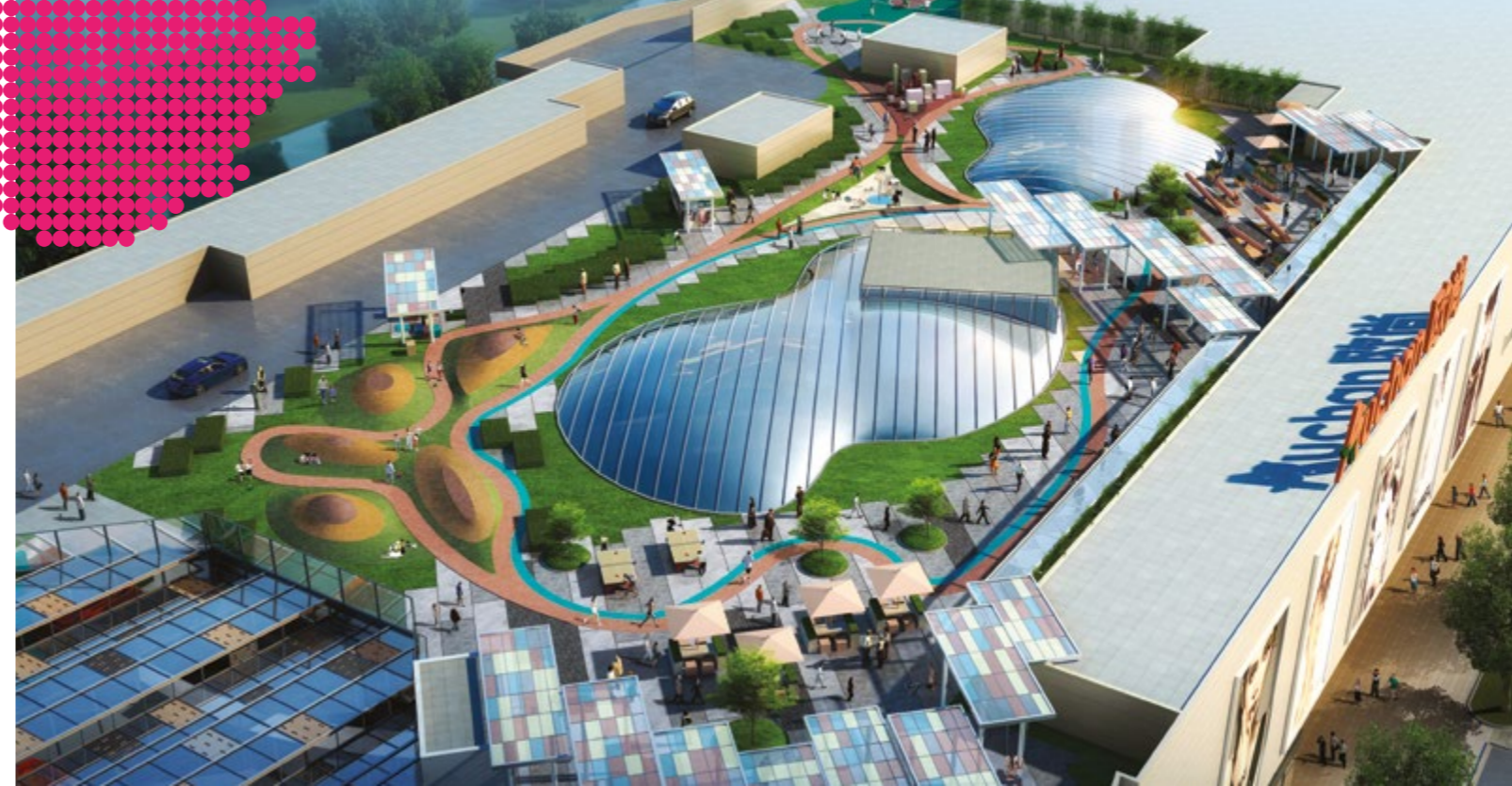
**400,000 sqm**

INHABITANTS WITHIN 5 KM OF THE SITE

ARCHITECT :

**GreenbergFarrow**

Interior perspective view of Jiaxing's extension



- ④ Aerial perspective view of Jiaxing project
- ⑤ Perspective view of Jiaxing project's main entrance



Perspective view of  
EuropaCity's Water Park  
Aerial perspective view  
of EuropaCity project



# EUROPACITY

## Creation

### Opening 2024

2

FRANCE

GREATER PARIS

**EUROPACITY** is a unique urban experience where everyone – creators, inhabitants, tourists, and operators – meets and exchanges ideas.

The project is designed to create a better living environment for inhabitants, to even out geographical inequalities and to build a sustainable city.

EuropaCity is the new destination of Greater Paris.

A unique 360° experience :  
Snow resort, adventure park, youth hostels, fashion and shops for teenagers. Water park, boutique-hotels, restaurants, cultural center for children, department stores, international brand-name boutiques. Organic and responsible stores and restaurants, educational farm, fruit and vegetable-picking gardens and parks, media center, fitness and beauty center, spas. Luxury boutiques, international exhibition hall, creators' workshops (fashion, design, artistic professions, etc.), prestigious restaurants, gastronomy workshops, signature hotels...

MORE INFORMATION ON :  
[WWW.EUROPACITY.COM](http://WWW.EUROPACITY.COM)

**200 ACRES**  
TOTAL SURFACE AREA

**37 ACRES**  
DEDICATED TO LEISURE

**25 ACRES**  
OF PUBLIC SPACE

**12 ACRES**  
DEDICATED TO CULTURE

**5 ACRES**  
DEDICATED TO CONGRESS AND  
BUSINESS EVENTS



Perspective view of EuropaCity's  
international Exhibition Hall

2 FRANCE  
NOYELLES-GODAULT

# NOYELLES-GODAULT Extension

Phase 1 · opening 2018  
Phase 2 · opening 2019

**26,550 sqm**  
GLA OF SHOPPING MALL

**21,850 sqm**  
SALES AREA OF HYPERMARKET

**78**  
SHOPS

**83**  
SHOPS ON THE RETAIL PARK  
KEY ANCHORS : CASTORAMA, CULTURA,  
DECATHLON, H&M, IKEA, KIABI, SEPHORA, ZARA

**8 MILLION**  
VISITORS / YEAR

**382 MILLION €**  
OF REVENUE (MALL + HYPERMARKET)

## Extension

**+ 13,350 sqm**  
GLA OF SHOPPING MALL

**+ 6**  
ANCHORS

**+ 30**  
SHOPS

**+ 400**  
PARKING PLACES

**+ 1**  
FOOD COURT

**+ 10**  
RESTAURANTS

**12 MILLION**  
VISITORS EXPECTED

Global interior perspective view of Noyelles-Godault extension



Perspective view of Noyelles-Godault extension



Outdoor perspective view of Petite-Forêt's extension



# PETITE-FORÊT

## Extension

Opening 2020

2	FRANCE	7,700 sqm
	PETITE-FORÊT	GLA OF SHOPPING MALL
		15,400 sqm
		SALES AREA OF HYPERMARKET
		40
		SHOPS
		44
		SHOPS ON THE RETAIL PARK
		KEY ANCHORS : KIKO, YVES ROCHER
		5.9 MILLION
		VISITORS / YEAR
		221.15 MILLION €
		OF REVENUE (MALL + HYPERMARKET)

Outdoor perspective view of Petite-Forêt's extension



Extension
+ 55,000 sqm
GLA OF SHOPPING MALL
+ 5
ANCHORS
+ 45
SHOPS
+ 4,418
PARKING PLACES
+ 1
FOOD COURT
1 LEISURE AREA OF
6,000 sqm

↓ Perspective view of Plaisir's main entrance



# PLAISIR

## Extension

### Opening 2020

2

FRANCE

PLAISIR

**12,800 sqm**

GLA OF SHOPPING MALL

**15,800 sqm**

SALES AREA OF HYPERMARKET

**40**

SHOPS

**44**

SHOPS ON THE RETAIL PARK

KEY ANCHORS : ZARA, H&M

**6.7 MILLION**

VISITORS / YEAR

**252 MILLION €**

OF REVENUE (MALL + HYPERMARKET)

## Extension

**+ 14,000 sqm**

GLA OF SHOPPING MALL

**+ 3**

ANCHORS

**+ 40**

SHOPS

**+ 200**

PARKING PLACES

**1**

FOOD HALL

↓ Outdoor perspective view of Plaisir's project



# LES PROMENADES DE BRÉTIGNY

## Extension

Opening late 2017

2 FRANCE

BRÉTIGNY

**15,780 sqm**

GLA OF SHOPPING MALL

**11,600 sqm**

SALES AREA OF HYPERMARKET

**75**

SHOPS

**40**

SHOPS ON THE RETAIL PARK

KEY ANCHORS : C&A, H&M, SEPHORA

**4.8 MILLION**

VISITORS / YEAR

**232 MILLION €**

OF REVENUE (MALL + HYPERMARKET)

## Extension

**+ 46,000 sqm**

GLA OF SHOPPING MALL

**+ 20**

ANCHORS

**+ 1,970**

PARKING PLACES

**+ 1**

FOOD COURT

**+ 10**

RESTAURANTS

**+ 1**

LEISURE AREA

**+ 1 KINEPOLIS**

(10 SCREENS MOVIE THEATRE

- THE FIRST OPENING OF THE REGION)

Outdoor perspective view of Les Promenades de Brétigny



- Perspective view of Les Promenades de Brétigny (strip mall)
- Aerial view of Les Promenades de Brétigny

Perspective view of Soroksár's  
main entrance ➔ ➔



# SOROKSÁR

## Extension

### Opening 2018

3

HUNGARY

BUDAPEST

The **SOROKSÁR** shopping centre, which opened in 2000, currently offers the largest total retail space in Hungary. Its expansion will offer 25 new shops for its customers.

The largest retail  
space in the country.

The retail park will stretch over more than 100,000 sqm and will have an Ikea store, which will complement the existing offering that includes : Decathlon, Obi, McDonald's, and KFC, along with other businesses.

**+ 10,200 sqm**

GLA OF SHOPPING MALL

**16,250 sqm**

TOTAL GLA AFTER EXTENSION

**+ 25 SHOPS**

**90 SHOPS**

AFTER EXTENSION

A HYPERMARKET OF

**14,000 sqm**

SALES AREA

CATCHMENT AREA OF

**621,700**

INHABITANTS

↓ Perspective view of Soroksár's main entrance



# RESCALDINA

## Extension

Opening late 2017

4

ITALY

MILAN

Located in the dynamic **MILAN** region, the **RESCALDINA** shopping centre has numerous benefits. It can draw from a large customer base with high purchasing power and has one of the highest performing Auchan hypermarkets in the country. An additional 70 new shops and new personal and

An iconic shopping centre in Italy doubles its size.

household goods retailers will be added to the large existing restaurant area in the mall.

**34,800 sqm**  
TOTAL SURFACE AREA

**19,500 sqm**  
GLA OF SHOPPING MALL

A HYPERMARKET OF  
**15,300 sqm**  
SALES AREA

**73**  
SHOPS

CATCHMENT AREA OF  
**1.1 MILLION**  
INHABITANTS

**after  
EXTENSION**

**54,300 sqm**  
TOTAL SURFACE AREA

**39,000 sqm**  
GLA OF SHOPPING MALL

**140**  
SHOPS

**5,500**  
PARKING PLACES

Interior perspective view of Rescaldina's extension



Interior perspective view of Rescaldina's extension  
Aerial perspective view of Rescaldina's extension



A project combining retail and housing



# CLOCHE D'OR

## Creation

### Opening late 2018

5 LUXEMBOURG

LUXEMBOURG

Astonishing and multi-faceted, **CLOCHE D'OR** is the reference in terms of shopping for premium brands for the entire "Grande Région" and is also the true heart of a new neighborhood.

An ambition reflected by a unique architectural style and interior designed to confer the warm, contemporary feeling of an open home so that the overall effect remains to human scale.

Cloche d'Or is destined to be more than a collection of shops, it is a place to meet, a place to shop, a place to be inspired !

An ambition reflected by the unique services that will be available, including parking valet, personal shoppers and nursery, dedicated to the comfort of our clients and will make **CLOCHE D'OR** the favorite destination for shopping in the "Grande Région".

- 1 SHOPPING CENTRE ON  
**3 LEVELS**  
**75,000 sqm**  
GLA OF SHOPPING MALL
- + THAN  
**130**  
INTERNATIONAL BRANDS
- 12,500 sqm**  
FOR THE AUCHAN HYPERMARKET
- 15**  
RESTAURANTS
- 2,850**  
PARKING SLOTS
- 10.2 MILLION**  
VISITORS EXPECTED
- 1.7 MILLION**  
INHABITANTS IN 4 COUNTRIES  
IN THE CATCHMENT AREA



Interior perspective view of Galeria Piaseczno's extension

# GALERIA PIASECZNO

## Extension

### Opening late 2021

6 POLAND

WARSAW

Due to a prime location close to the capital city, **GALERIA PIASECZNO** can draw on a large customer base with high purchasing power. The shopping centre is located in a dynamic and concentrated business and retail area that is the most profitable in the entire country for all types of shops.

Leading regional shopping centre near the capital city.

The site will be significantly expanded and will feature 220 brands and a large restaurant area along with a children's leisure activities space of nearly 800 sqm.

CATCHMENT AREA OF  
**2.1 MILLION**  
INHABITANTS

## Extension

**+ 50,000** sqm  
GLA

**+ 170** SHOPS

**83,000** sqm  
TOTAL GLA OF SHOPPING MALL & HYPERMARKET

**60,000** sqm  
TOTAL GLA OF SHOPPING MALL

**220**  
SHOPS AFTER EXTENSION

**3,300**  
PARKING PLACES

Global perspective view of Galeria Piaseczno's extension



# DRUMUL TABEREI

## Extension

8

ROMANIA

BUCHAREST

**DRUMUL TABEREI** Shopping Centre is situated in one of the largest and most populated districts of **BUCHAREST**.

The Shopping centre will undertake an upgrade to become a local community hub and an urban retail destination. It will become the hot point of the neighbourhood, an alternative place where people and associations can come and express themselves, a stage for the community.

**11,750 sqm**  
TOTAL SURFACE AREA

INCLUDING AN EXTENSION OF  
**2,200 sqm**

**64 SHOPS**

A local community hub and an urban retail destination.

The food court, representing 17% of the GLA, will be the main anchor of the ground floor, creating a relishing mix of restaurants and fast foods in a very modern, industrial and urban architecture.

A mezzanine over the food court will provide additional space for destination services such as fitness or medical care. It will also create a greater visitor experience and comfort.

Today's Drumul Taberei shopping mall



- Today's Drumul Taberei shopping mall
- Perspective view of Drumul Taberei's main entrance

# PUSHKINO

## Creation

### Opening Q2 2018

9

RUSSIA

PUSHKINO, MOSCOW AREA

The shopping and entertainment center in **PUSHKINO** is a new high quality project developed by Immochan in **MOSCOW** region. The 28 Ha land plot is situated in **PUSHKINO** region which has a huge development potential. The project will benefit from a good transport accessibility. The situation of the land plot on the right of Yaroslavskoye shosse helps to capture the clients coming back home from work in **MOSCOW** : average

A modern shopping center close to Moscow.

traffic flow on Yaroslavskoye shosse on a working day is around 54,000 and on a weekend day around 65,000 vehicles.

📍 Perspective view of Pushkino project's main entrance



## 111,170 sqm

TOTAL SURFACE AREA

## 52,000 sqm

GLA OF SHOPPING MALL

A HYPERMARKET OF  
**17,000 sqm**  
SALES AREA

**100 SHOPS**

- SPORT ANCHOR
- ELECTRONICS ANCHOR
- FOODCOURT AND RESTAURANTS
- ENTERTAINMENT ZONE

**2,800**

PARKING PLACES

CATCHMENT AREA OF  
**772,000**  
INHABITANTS

**17 KM**

FROM MOSCOW



- 📍 Aerial perspective view of Pushkino project
- 🌃 Night perspective view of Pushkino project

↓ Perspective view of Togliatti's main entrance



# TOGLIATTI

## Creation

### Opening Q2 2017

9

RUSSIA

TOGLIATTI

The new project of Immochan in **TOGLIATTI** will represent a new dimension of a retail park, carefully adapted to local conditions. The land plot has a favorable location in the Central district of **TOGLIATTI**, so-called "Golden Triangle", between the two major transport routes of the city : Yuzhnoe highway and Obvodnoye highway. Another key success factor is the location of the project inside the densely populated

## A Retail Park from a new generation.

residential district covered by a developed public transport system. The primary catchment area has over 31,200 inhabitants within a 15 minutes walking zone.

↓ Perspective view at night of the Togliatti project



**62,400 sqm**  
TOTAL PROJECT AREA

**38,500 sqm**  
BGA SHOPPING CENTER

**11,600 sqm**  
GLA OF SHOPPING MALL

A LEROY MERLIN OF  
**16,000 sqm**

A HYPERMARKET OF  
**13,540 sqm**  
SALES AREA

**54**  
SHOPS

A FOOD COURT OF  
**850 sqm**

A CHILDREN'S PLAYGROUND OF  
**1,400 sqm**

**2,700**  
PARKING PLACES

A RETAIL PARK OF  
**16,500 sqm**  
GLA

CATCHMENT AREA OF  
**718,900**  
INHABITANTS

↓ Perspective view of Rive Gauche's main entrance



# RIVE GAUCHE

## Creation

12 UKRAINE

KIEV

Phase 1 · 2017  
Phase 2 · 2019

Right in the middle of a fast growing zone of **KIEV**, the **RIVE GAUCHE** shopping centre has a central position on the left bank of **KIEV**, which is considered one of the most promising locations in the city. It's in a perfect location in the heart of rapidly growing resi-dential neighbourhoods and is ideally

An urban project  
in a high  
competition area.

served by city transport. In the first phase, the shopping centre will include a hyper-market and a 60 store mall before having, in a second phase, over 200 shops and a cinema, a fitness center, a green space and car park on two floors, which will delight all of its customers.

↓ Perspective view of Rive Gauche project



**80,000** sqm  
TOTAL SURFACE AREA

**32,000** sqm  
GLA OF SHOPPING MALL

A HYPERMARKET OF  
**15,000** sqm  
SALES AREA

**200**  
SHOPS

**1,800**  
PARKING PLACES

CATCHMENT AREA OF  
**800,000**  
INHABITANTS

# KNOW MORE ABOUT US



40 YEARS OF EXPERTISE P.40



THE CUSTOMER IS UPPERMOST IN OUR THOUGHTS P.42



AUSHOPPING, RELATIONSHIP QUALITY LABEL P.44



AUCHAN RETAIL'S MAIN PARTNER P.46

# 40 YEARS OF EXPERTISE

Immochan is today one of the leading European commercial real estate companies for shopping centres.

40  
YEARS

OF GLOBAL EXPERTISE

For 40 years **IMMOCHAN** has been developing its global expertise in commercial real estate and mastery of the whole value creation chain from investment to dynamic asset management via the design, marketing, management and promotion of shopping centres.

With its history and its values, **IMMOCHAN**'s retailing DNA runs deep. Physical, emotional and connected, retail underpins all our business initiatives.



380  
SHOPPING  
CENTRES

MANAGED IN

12  
COUNTRIES

ACROSS EUROPE AND ASIA

Creating relationships with retailers, brands and new concepts is key to the success of the **IMMOCHAN** centres. They have an attractive commercial mix: strategic location, balance between sectors of activity, leading retailers, original concepts and high quality independent retailers, synergy between the brands etc.

**IMMOCHAN** brings to life a relationship of collective and shared intelligence with its retail partners and works each day towards their sustainable development, in this period of changing trends and patterns of consumption.

Immochan,  
is the best  
generator of  
traffic in the  
places where it  
operates.



- Coresi Shopping Resort, Romania
- Zenia Boulevard, Spain
- Alegro Setúbal, Portugal



# THE CUSTOMER IS UPPERMOST in our thoughts

For Immochan, each shopping centre is unique. From the architecture to the commercial mix, not forgetting the marketing plan, everything is thought out to meet the expectations of the community, the region and the customers.



## THE PROMISE OF A HIGH QUALITY CUSTOMER RELATIONSHIP

**IMMOCHAN** aims to become the best catalyst for customer traffic and customer satisfaction. This happens with a tailor made offer, but also with a high quality shopping environment. To ensure that each customer takes full advantage of their trip, **IMMOCHAN** pays careful attention to the quality of the customer's cross-channel journey and improves the shopping experience with tailor made services which are close at hand.

📍 Coresi Shopping Resort, Romania

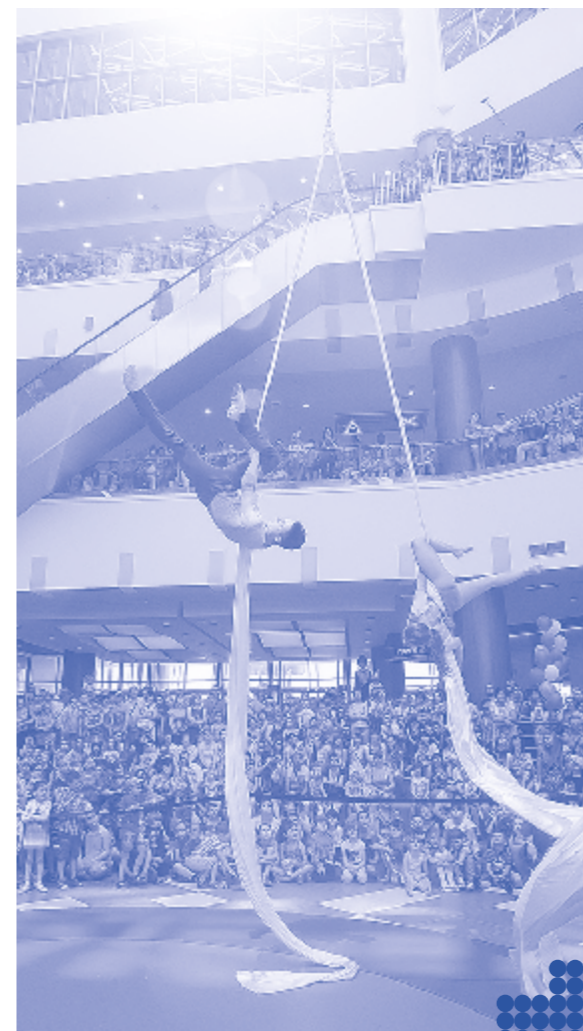


## BRINGING EXPERIENCES TO LIFE AND SHARING MEMORIES

**IMMOCHAN** surprises its customers with moments of friendliness and innovative experiences.

Out of the ordinary events help to make dreams come true.

Other, simpler activities, are a testimony of how much we think of everyone. With this mix of major operations and friendly surprises, **IMMOCHAN** makes it a point of honour to develop free and intergenerational promotions, open to as many people as possible. So many reasons above and beyond shopping to keep coming back.



📍 Alegro Setúbal, Portugal  
📍 Aquarelle Volgograd, Russia

# AUSHOPPING : RELATIONSHIP Quality Label

For 40 years, Immochan has adapted to the changing world.

This is why the company launched **AUSHOPPING**, an ambitious quality label to transform its network of shopping centres. The ambitious transformation programme relies on quality criteria that are based on four levers : atmosphere, retail, events and services. Compliance with the specifications determines if a centre obtains the **AUSHOPPING** label.

These levers revisit all aspects of customers' stay to make a real qualitative leap that's visible to visitors.

This label is a commitment to relationship excellence that is bringing visible changes felt by everyone. Concrete improvements are taken to expand and colour the shopping experience by offering renewed commercial offerings and revisiting all aspects of the customer stay to make it more fun, surprising and emotional. **AUSHOPPING** is coming to life through new signage affixed on centres meeting required quality criteria.

With **AUSHOPPING**, **IMMOCHAN** has reaffirmed, with simplicity and conviction, the importance of the relationship with the customer. **IMMOCHAN**, therefore, is speaking to its customers, but the label also directly benefits retailers and brands. **AUSHOPPING** is the promise of enhanced attractiveness, better promotion of sales outlets and products, more impact and higher visibility for commercial operations, and, therefore, a more dynamic business.



Music corner, Englos les Géants, France

Gourmet corner, Englos les Géants, France



Aushopping is the concrete translation of Immochan's customer vision. It's based on one major conviction : physical retail has a future if it is relationship orientated and connected.

Digital corner, Les Saisons de Meaux, France



## Advanced roll-out ACROSS THE NETWORK

The **AUSHOPPING** approach will concern all 380 centres in the **IMMOCHAN** network. In late 2016, the **AUSHOPPING** label had already been awarded to 33 shopping centres in France and Romania. **IMMOCHAN** is giving itself 3 to 5 years to reach the required quality level to affix the **AUSHOPPING** label on all its centres.

# AUCHAN RETAIL'S MAIN PARTNER

Historical partners, Immochan and Auchan Retail work together to offer customers a unique shopping experience.

## A SHARED PROMISE TO CUSTOMERS

Carried along by their complementary expertise and a shared promise to customers: to make shopping fun for families, **AUCHAN RETAIL** and **IMMOCHAN** unite all the factors of success: they offer the most attractive out of town retail spaces.

## Overview of key figures



**Auchan  
RETAIL**

**1,064**  
HYPERMARKETS  
IN **14** COUNTRIES

**52,7 BILLION €**  
IN REVENUE BEFORE TAX 31.12.2015

📍 Auchan Curno, Italy

**Auchan  
HOLDING**

**11<sup>th</sup>** LARGEST  
FOOD RETAILER IN THE WORLD

**54,2 BILLION €**  
IN REVENUE BEFORE TAX 31.12.2015

**2,4 BILLION €**  
TILL RECEIPTS 31.12.2015

## 3 CORE BUSINESS ACTIVITIES

- AUCHAN RETAIL (HYPERMARKETS, SUPERMARKETS, CONVENIENCE STORES, E-COMMERCE)
- ONEY BANK
- IMMOCHAN



📍 Auchan Curno, Italy



COMMERCIAL  
EXPERTISE IN  
**12**  
COUNTRIES

# MAJOR ASSETS



CHN – SUN ART PLAZA P.50



CHN – SUZHOU AUCHAN VILLAGE P.52



FRA – LES SAISONS DE MEAUX P.54



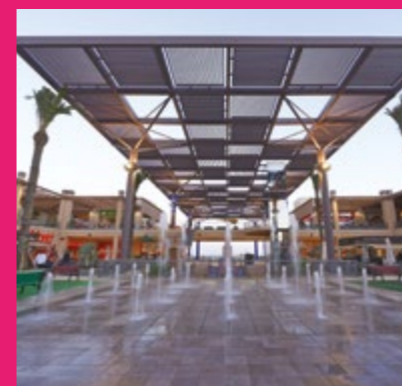
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RUS – AQUARELLE P.60



ESP – ZENIA BOULEVARD P.62

# SUN ART PLAZA, the showcase of Immochan China's expertise

1

CHINA

NINGBO

Newly open  
**2014**

One life,  
unlimited delights.

**SUN ART PLAZA** thinks big to make the daily lives of customers fun. Vivid colours, playgrounds for children and even the installation of a beach inside the gallery for the summer season !

The centre is spread over 4 levels with a total surface area of 180,000 sqm including the largest Auchan hypermarket in China. With its architectural imprint it marks the birth of a new mixed development area (shops, flats, offices), in **NINGBO**, the main Chinese port city south of Shanghai.



☛ Sun Art Plaza's main square

**180,000 sqm**  
TOTAL SURFACE AREA

**41,000 sqm**  
GLA OF SHOPPING MALL

**18,000 sqm**  
OF HYPERMARKET ON  
**2 LEVELS**

**150**  
SHOPS

**1,600**  
PARKING PLACES



Beach festival in Sun Art Plaza ☛ ☚



**12 MILLION**  
VISITORS PER YEAR

**140,000 SQM**  
TOTAL SURFACE AREA

**23,090 SQM**  
GLA OF SHOPPING MALL

**17,047 SQM**  
HYPERMARKET SALES AREA

**137**  
SHOPS

**1,600**  
PARKING PLACES

**64,000**  
WECHAT FOLLOWERS

**FINALIST**  
AT THE ICSC CHINA SHOPPING  
CENTRE RETAILER AWARDS 2016

**1 CHINA**

SUZHOU

# SUZHOU AUCHAN VILLAGE, the perfect neighbor

Suzhou Auchan Village redesigned interior



JinjiHu store, using a more infusive name as **AUCHAN VILLAGE** inaugurated its new face in December 2015. The news circulated online reaching 1,000,000 visits and the daily footfalls hitting the record of 40,000 are the proved record of the success.

Recently extended and renovated.

To convey this ambition, the project has devised its positioning around the following concept : "to be your perfect neighbor".

**AUCHAN VILLAGE** is not only the Hypermarket leader in the mind of **SUZHOU** people, it targets to be one of the parts of people's lives. When think of a moment with family or friends, think of **AUCHAN VILLAGE**.



A warm and neat gallery to welcome customers





2

FRANCE

MEAUX

# LES SAISONS DE MEAUX, Immochan France's greatest production

Newly open  
2015

↓ The main square



With nearly 120 million euros of investment, Les Saisons de Meaux is Immochan's latest achievement.

## A TRULY COLOURFUL CUSTOMER EXPERIENCE

The transparent modern architecture on two levels has been thought out to offer customers a 360° shopping journey, all within view. Bearer of the new Aushopping label, the **MEAUX** centre embodies the vision of shopping and the customer relationship.

## A COMMERCIAL MIX THAT IS 100 % PLEASURE

In this programme Immochan brings together the most attractive large retailers in their market. In total 100 shops make this a must-visit, benchmark, innovative retail experience: Sephora, H&M, Fnac, Mango, a Pop-up store corner etc.

MAJOR ASSETS

**30,000 SQM**  
OF SHOPS ON

**2 LEVELS**

**3,100 SQM**  
OF LEISURE AND CULTURE CENTRE

**3,500 SQM**  
FOR DECATHLON

**10,000 SQM**  
FOR LEROY MERLIN

**2,250 SQM**  
OF FOOD SERVICES AREA

**340 SQM**  
SERVICES AREA

**42,000 SQM**  
OF GREEN SPACES

**2,800**  
PARKING PLACES  
WITH PARKING GUIDANCE



The totem, an iconic structure of the gallery ↗  
Natural light all along the shopping experience ↘



MAJOR ASSETS

# the success of ALEGRO SETÚBAL

The secret of the success of **ALEGRO SETÚBAL**? Without doubt its approach to customers. Involving, surprising, understanding and rewarding customers, to make shopping centres real living places and meet the quality, traffic and turnover targets of partner retailers.

Think global, act local.

A place where a local television series is filmed, joint creator of citizens art works exhibited in town, **ALEGRO SETÚBAL** invests in the daily lives of the people living in its catchment area.

7

PORTUGAL

SETÚBAL

⬇️ Alegro Setúbal's interior



**44,000** sqm

TOTAL AREA

**27,000** sqm

GLA OF SHOPPING MALL

**17,000** sqm

A JUMBO HYPERMARKET (GLA)

**114**  
SHOPS

**20**  
RESTAURANTS

**9**  
CINEMA SCREENS

**2,600**  
PARKING SPACES

**320,000**  
PEOPLE LIVING IN THE CATCHMENT AREA

**1** MAPIC AWARD 2015

FOR THE BEST REDEVELOPED SHOPPING CENTER

**1** SILVER MEDAL

AT THE ICSC MARKETING SOLAL AWARDS 2015

**FINALIST**  
FOR THE ICSC EUROPEAN SHOPPING  
CENTER AWARDS 2016



⬆️ The main entrance

Ⓜ️ The iconic totem of the shopping centre

# CORES! SHOPPING RESORT, the urban regeneration of Braşov

8

ROMANIA

BRAŞOV

↓ The food court



Newly open  
2015

The large regional centre **CORES!** has, since its opening, become the beating heart of a whole region by becoming a tourist destination, for both shopping and leisure. Generous and welcoming, **CORES!** was designed in an eco-friendly manner and has a "Very Good" BREEAM certificate.

New heart of life in the city.

With the vibrant atmosphere of its food court, its design furniture and the play-grounds for children, **CORES!** embodies its symbol : a colourful windmill synonymous with the vitality and joy of living.

## Certified BREEAM Very Good

### A DIGITAL SHOPPING RESORT :

WEBSITE, MOBILE APPLICATION, WIFI, DIRECTORIES,  
3 SCREEN WALLS, DIGITAL TOTEMS



⌚ One of the largest retail offer of the country  
⬅ The iconic totem of the shopping centre

**45,300 SQM**  
TOTAL SURFACE AREA

**32,000 SQM**  
GLA OF SHOPPING MALL

**13,300 SQM**  
HYPERMARKET SALES AREA

**130**  
SHOPS

**2,400**  
PARKING PLACES

A RETAIL PARK OF  
**24,200 SQM GLA**

CATCHMENT AREA OF  
**500,000**  
INHABITANTS

**+ 200,000**  
VISITORS ON THE FIRST 3 DAYS

**+ 53,000**  
FACEBOOK FANS

# AQUARELLE, the biggest shopping resort

Located in **VOLGOGRAD**, the shopping centre boasts a prime location on the major city roadway. This location has the largest scale of all the shopping centres in the region but it is also the largest run by Immochan.

Aquarelle is the lifeblood of the city, a true lifestyle centre and a great place to meet-up.

It features an unequalled offering of 180 shops on three levels and large areas for leisure activities, such as : an atrium for 500 people, cafés, restaurants, and an inside play area for children. The opening of a 9 screen cinema is anticipated in the nearest future. Shops that are already part of the centre include : Leroy Merlin, Decathlon, Media Markt, Zara, H&M.



Aquarelle Volgograd's inauguration

9

RUSSIA

VOLGOGRAD



**7.9 MILLIONS**  
VISITORS PER YEAR

**122,000 SQM**  
TOTAL SURFACE AREA

**94,025 SQM**  
GLA OF SHOPPING MALL

**17,311 SQM**  
A HYPERMARKET (GLA)

**180**  
SHOPS

**3,700**  
PARKING PLACES

**700,000**  
INHABITANTS IN THE CATCHMENT AREA



📍 Zenia Boulevard, an open-air shopping centre

# ZENIA BOULEVARD, the new heart of town

Located in a residential area in the **ALICANTE** region, the centre has become a town within a town. With its squares, fountains, streets and view over the sea the centre has become a meeting point for locals and the large numbers of tourists in the region.

Opened in 2012, Zenia Boulevard is one of the great success stories of Immochan.

Primark, Media Markt, Leroy Merlin, Pull & Bear, Stradivarius, Decathlon, H&M, No-rauto, Castorama and 140 other shops are part of the success of **ZENIA BOULEVARD**, the place to go for a stroll in **ALICANTE**.

**11.7 MILLION**  
VISITORS PER YEAR

**82,000 SQM**  
TOTAL SURFACE AREA

**68,000 SQM**  
GLA OF SHOPPING MALL

**14,000 SQM**  
A ALCAMPO HYPERMARKET

**148**  
SHOPS

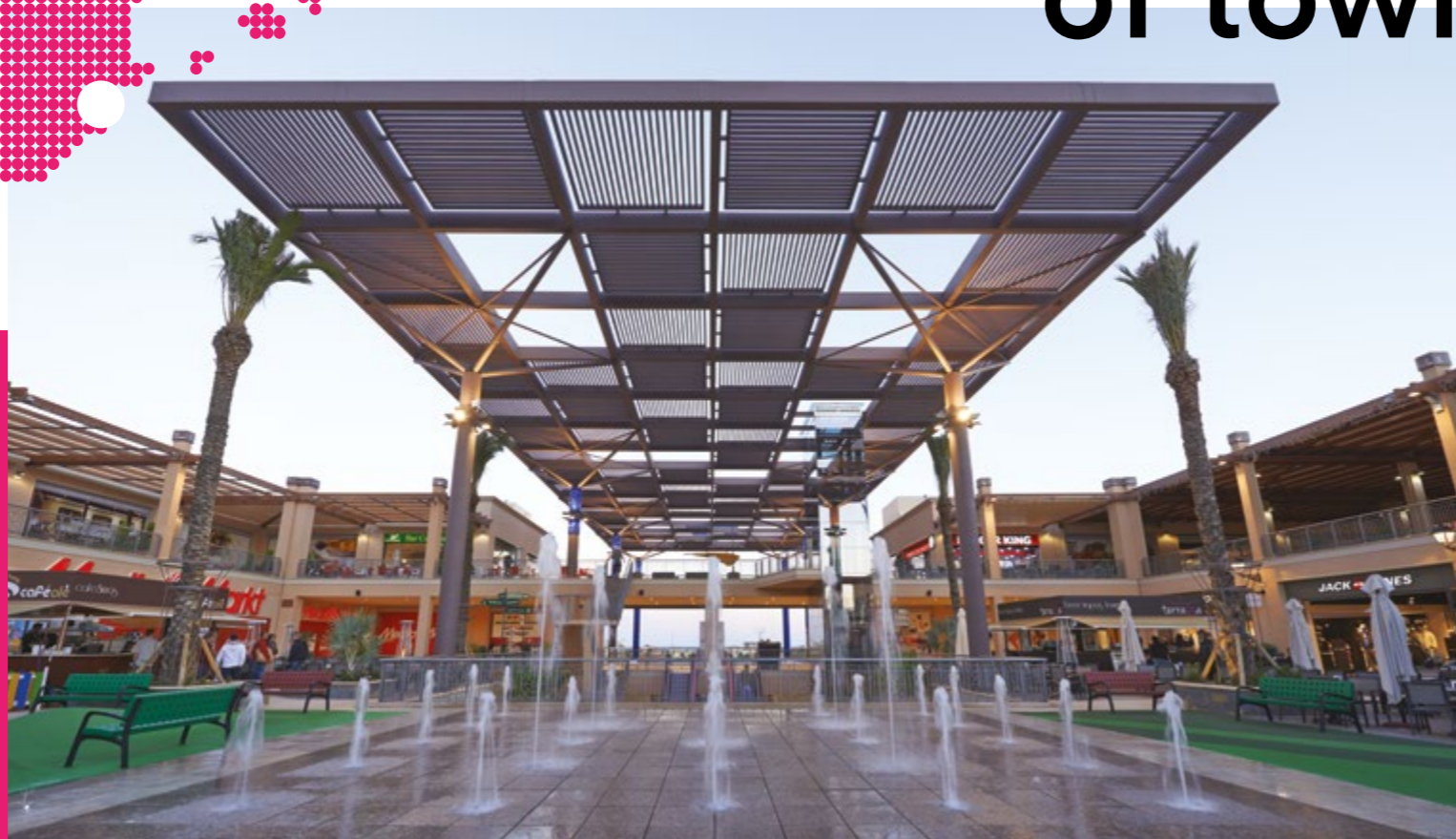
**5,000**  
PARKING PLACES

**400,000**  
INHABITANTS IN THE CATCHMENT AREA

**+ 750**  
EVENTS PER YEAR

**+ 95,000**  
FACEBOOK FANS

**+ 8,000**  
MEMBERS OF THE LOYALTY PROGRAM



## Certifications :

BREEAM IN-USE EXCELLENT AND  
OUTSTANDING, ISO 9001, ISO 14001,  
OSHAS 18001, SGE21, EMAS

- 🕒 Entertainment is part of Zenia Boulevard's spirit
- 📍 One of the highest footfall of Immochan

# CONTACTS

An international  
team to support  
you in your  
development



**PHILIPPE ROUSSEL**  
International Leasing Director  
TEL. + 33 6 15 43 77 61  
proussel@immochan.com

CHINA



**XU CHENG**  
Commercial Real Estate Director  
TEL. + 86 0 21 25 05 21 38  
xu.cheng@auchan.com.cn



**HONGHUI ZHOU**  
Commercial Director  
honghui.zhou@auchan.com.cn

FRANCE



**LAURENT BONNET**  
Commercial Director  
TEL. + 33 3 20 81 68 00  
lbonnet@immochan.com



**YVELINE DEPASSE**  
Leasing Director  
- Lease renewals and projects  
TEL. + 33 3 61 76 32 48  
ydepasse@immochan.com

HUNGARY



**BALÁZS GÁBOSY**  
Leasing Director  
TEL. + 36 18 87 45 28  
b.gabosy@auchan.hu

ITALY



**CLAUDIO GHIDOTTI**  
Commercial Director  
TEL. + 39 02 57 58 24 20  
claudio.ghidotti@gcispa.com



**GIAMPIERO DI MAIO**  
Leasing Director North  
TEL. + 39 02 57 58 24 20  
giampiero.dimaio@gcispa.com



**ETTORE PAPPONETTI**  
Leasing Director South  
TEL. + 39 02 57 58 24 20  
ettore.papponetti@gcispa.com

61 | China  
France  
Hungary  
Italy

62 | Luxembourg  
Poland  
Portugal  
Romania  
Russia  
Spain  
Taiwan  
Ukraine



**ELISE THIBERT**  
Leasing Director  
TEL. + 352 27 48 22 46  
ethibert@immochan.com



LUXEMBOURG

**ADA WALENTEK**  
Leasing Director  
TEL. + 48 22 209 86 23  
awalentek@immochan.com



POLAND

**FILOMENA CONCEIÇÃO**  
Leasing Director  
TEL. + 351 21 712 54 03  
filomena.conceicao@auchan.pt



PORTUGAL

**ANCA-MARIA POP**  
Leasing Manager  
TEL. + 40 3 74 81 00 80  
ampop@immochan.com



ROMANIA

**IRADA ALIEVA**  
Leasing Manager  
ir.alieva@auchan.ru



RUSSIA

**TERESA VERDUGO**  
Commercial Director  
TEL. + 34 9 17 30 66 66  
tverdugo@immochan.com



SPAIN

**SUE SU**  
Gallery Director  
TEL. + 88 62 27 95 28 88  
dr09@art-mart.com.tw



TAIWAN

**GANNA KORYAGINA**  
Leasing Director  
TEL. + 38 044 593 23 05  
gkoryagina@immochan.com



UKRAINE



Rue du Maréchal de Lattre de Tassigny  
BP 159 - 59 170 CROIX | FRANCE  
TEL + 33 (0)3 20 81 68 00  
[www.immochan.com](http://www.immochan.com)

Immochan\_Corp  
 Immochan

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Rue du Maréchal de Lattre de Tassigny  
BP 159 - 59 170 CROIX | FRANCE  
**TEL + 33 (0)3 20 81 68 00**  
[www.immochan.com](http://www.immochan.com)