

Pipeline

2021

MARCH

2017

IMMOCHAN YOUR PARTNER
AROUND THE WORLD



immochan



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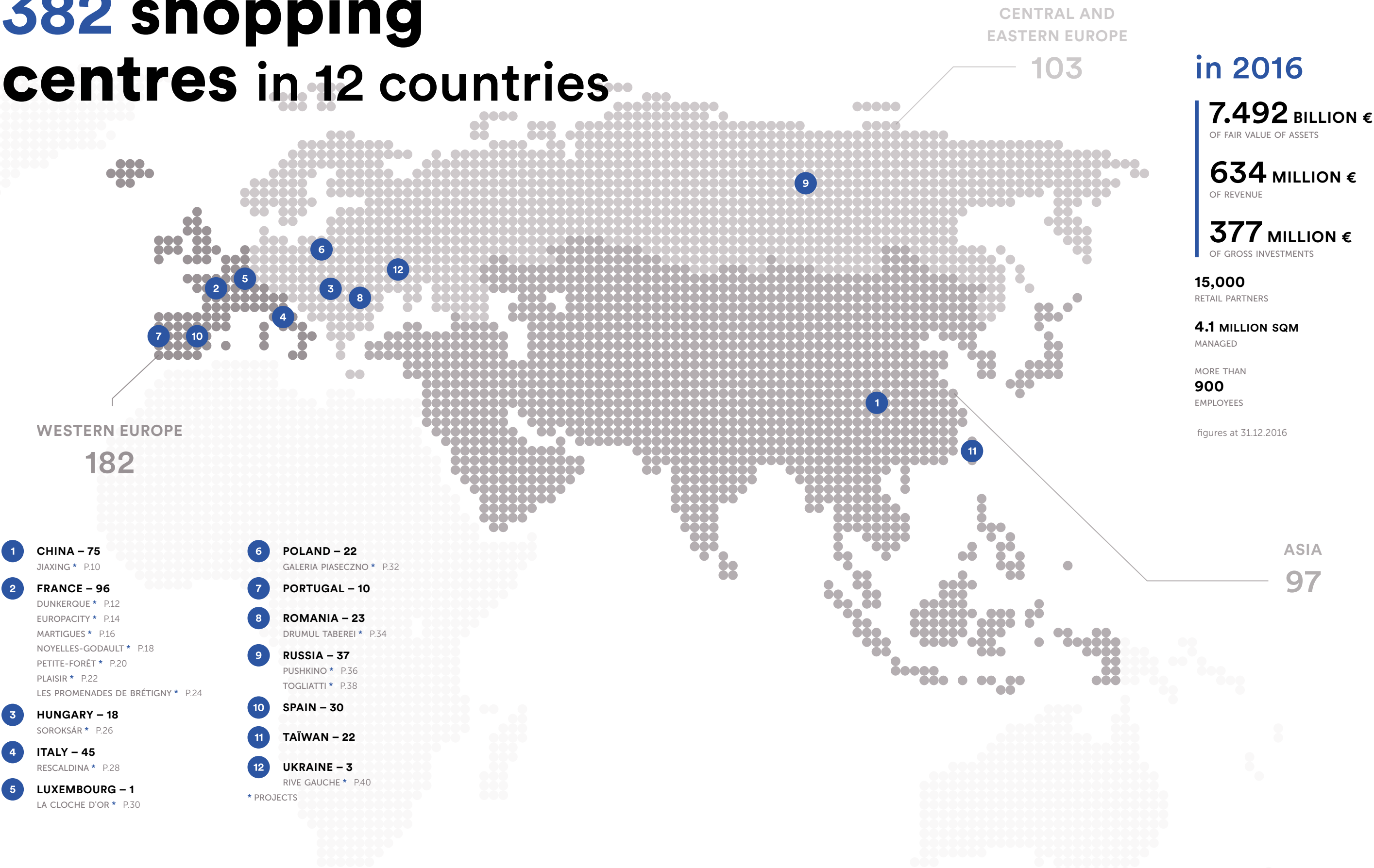
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382 shopping centres in 12 countries



2021

Record levels

of investments

By 2021 Immochan plans the opening of 80 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 1.9 billion euros gross in the development and improvement of its park by 2021.

Discover your opportunities



Jiaxing, Zhejiang province, China



CHN

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.48

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 (Retail park) – opening 2019
+ 35,000 sqm GLA
Know more p.12

FRA

EUROPACITY, GREATER PARIS
Creation – opening 2024
200 acres of retail & leisure
Know more p.14

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

MARTIGUES
Extension – opening 2018
+ 5,300 sqm GLA
+ 30 shops
Know more p.16

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

FRA

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

HUN

BUDAPEST, SOROKSÁR
Extension – opening 2018
+11,000 sqm
+ 25 shops
Know more p.22

ÓBUDA – Extension (food concept)

SOLYMÁR – Stripmall creation

ITA

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 – DUNKERQUE P.12



FRA – EUROPACITY P.14



FRA – MARTIQUES P.16



FRA – NOYELLES-GODAULT P.18



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RUS – PUSHKINO P.36



RUS – TOGLIATTI P.38



UKR – RIVE GAUCHE P.40

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 :

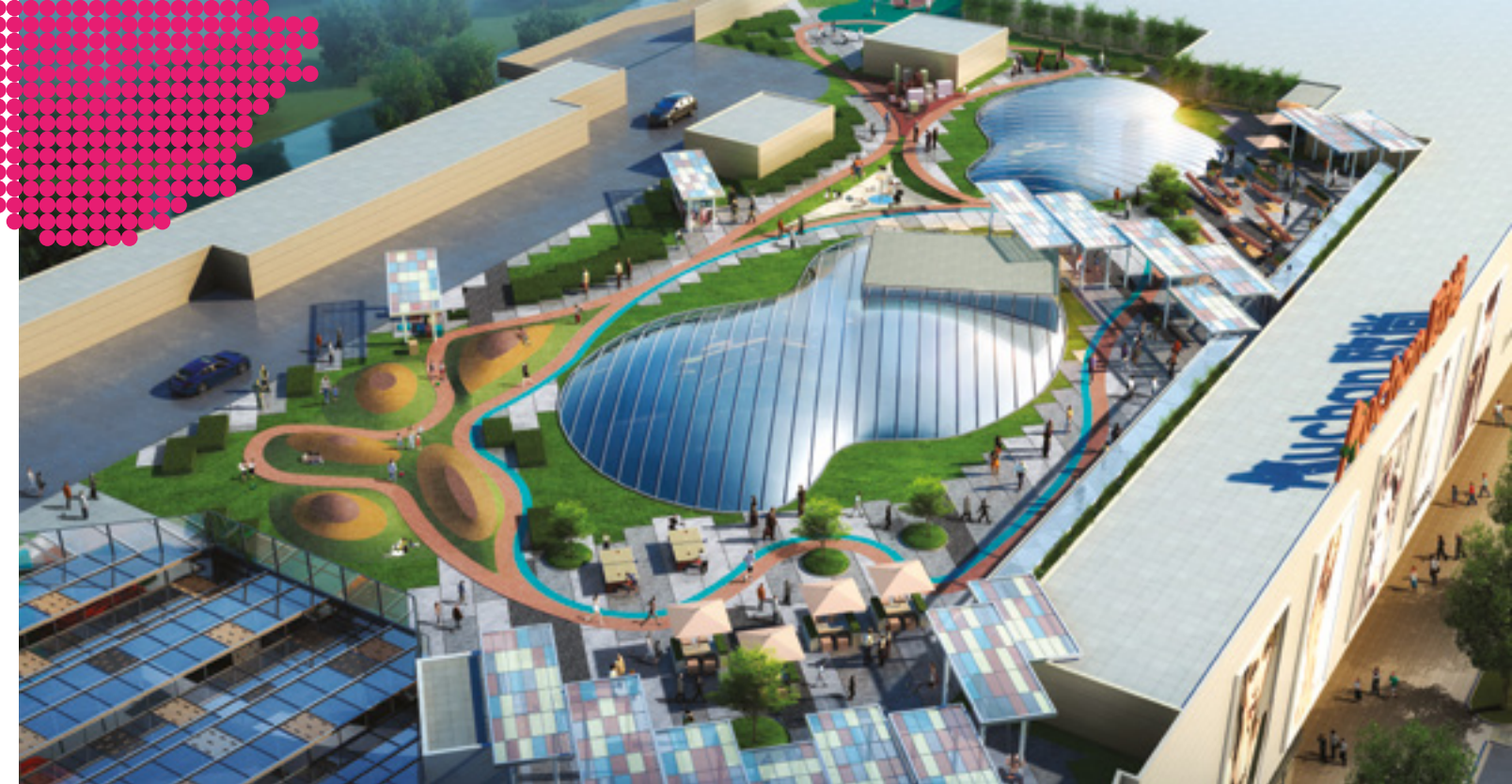
400,000 sqm

INHABITANTS WITHIN 5 KM OF THE SITE

ARCHITECT :

GreenbergFarrow

Interior perspective view of Jiaxing's extension



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



DUNKERQUE GRANDE SYNTHE

Creation Retail Park Opening 2019

2 FRANCE
DUNKERQUE

4,900 sqm
GLA OF SHOPPING MALL

13,300 sqm
SALES AREA OF HYPERMARKET

26
SHOPS

11
SHOPS ON THE RETAIL PARK
KEY TENANT: INTERSPORT, LEROY MERLIN

212.5 MILLION €
OF REVENUE (MALL + HYPERMARKET)

5.1 MILLION
VISITORS / YEAR

Creation Retail Park

+ 35,000 sqm
GLA OF RETAIL

+ 2
RESTAURANTS

23
ANCHORS

↓ Perspective view of Dunkerque Grande Synthe Retail Park



↓ Perspective view of Dunkerque Grande Synthe Retail Park



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

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

MARTIGUES

Extension

Opening late 2018

2 FRANCE
MARTIGUES

6,300 sqm
GLA OF SHOPPING MALL

13,000 sqm
SALES AREA OF HYPERMARKET

46
SHOPS

6
SHOPS ON THE RETAIL PARK
KEY TENANT: MAISONS DU MONDE

5.5 MILLION
VISITORS / YEAR

154.8 MILLION €
OF REVENUE (MALL + HYPERMARKET)

Extension

+ 5,300 sqm
GLA OF SHOPPING MALL

+ 30
SHOPS

+ 1
FOOD COURT

↓ Perspective view of Martigues extension



↻ ↻ Perspective view of Martigues extension

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



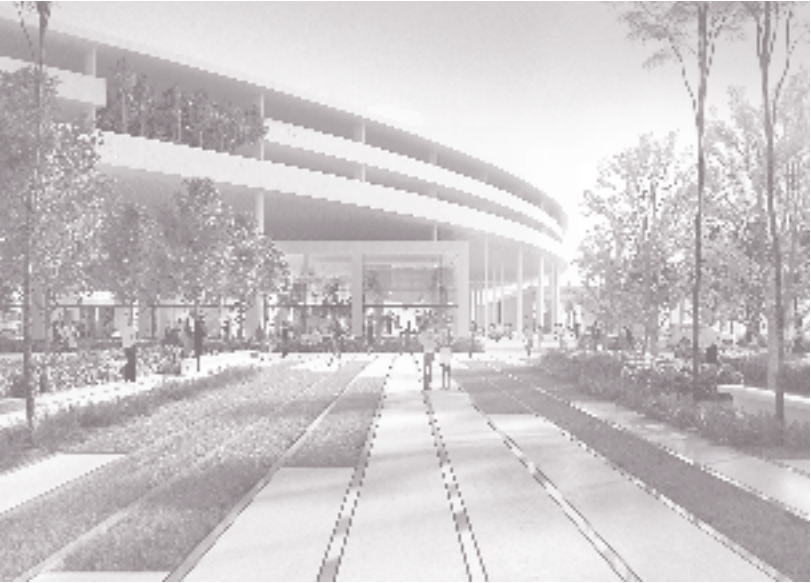
PETITE-FORÊT

Extension

Opening 2020

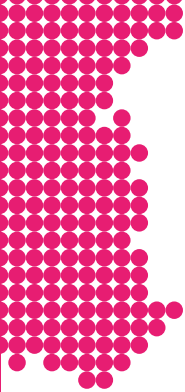
2	FRANCE	7,700 sqm
	PETITE-FORÊT	GLA OF SHOPPING MALL
		15,400 sqm
		SALES AREA OF HYPERMARKET
		40
		SHOPS
		44
		SHOPS ON THE RETAIL PARK
		KEY ANCHORS : KIKO, YVES ROCHER
		5.9 MILLION
		VISITORS / YEAR
		221.15 MILLION €
		OF REVENUE (MALL + HYPERMARKET)

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



2

FRANCE

PLAISIR

PLAISIR

Extension

Opening 2020

12,800 sqm
GLA OF SHOPPING MALL

15,800 sqm
SALES AREA OF HYPERMARKET

65
SHOPS

95
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 Retail Park

Opening late 2017 (phase 1)

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.

+ 11,000 sqm

GLA OF SHOPPING MALL

16,250 sqm

TOTAL GLA AFTER EXTENSION

+ 25 SHOPS & RESTAURANTS

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.

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



382
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.



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 382 centres in the **IMMOCHAN** network. In late 2016, the **AUSHOPPING** label had already been awarded to 34 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

11th 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



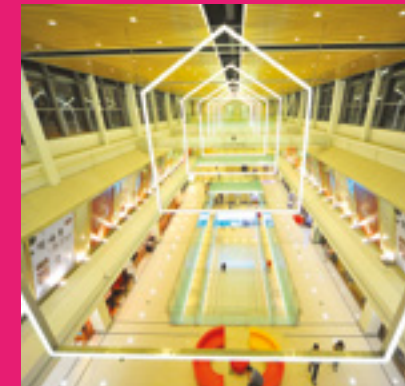
COMMERCIAL
EXPERTISE IN

12
COUNTRIES

MAJOR ASSETS



CHN – SUN ART PLAZA P.54



CHN – SUZHOU AUCHAN VILLAGE P.56



FRA – LES SAISONS DE MEAUX P.58



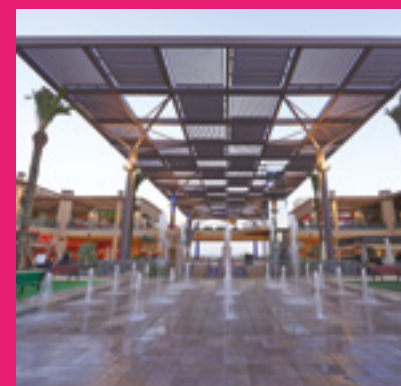
PRT – ALEGRO SETÚBAL P.60



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RUS – AQUARELLE P.64



ESP – ZENIA BOULEVARD P.66

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 redesigned interior



A warm and neat gallery to welcome customers

SUZHOU AUCHAN VILLAGE, the perfect neighbor

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**.





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

7

PORTUGAL

SETÚBAL

⬇️ Alegro Setúbal's interior



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.

MAJOR ASSETS

MAJOR ASSETS

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



① One of the largest retail offer of the country
② 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



8.2 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**.

13.7 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

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