



VALECENTER

MARCON (VE), ITALY

www.valecenter.it

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VALECENTER

PROJECT INFORMATION

Valecenter is a regional shopping centre with about 4,6 million visitors a year. It includes 120 shops with a total GLA of 68.000 sqm. The centre is anchored by a Rossetto branded hypermarket with a total GLA of 9.500 sqm, a 12-screen Uci Luxe Cinema and office spaces on the second level. It has over 2.600 parking spaces, including 1.000 covered.

PROJECT LOCATION & CATCHMENT AREA

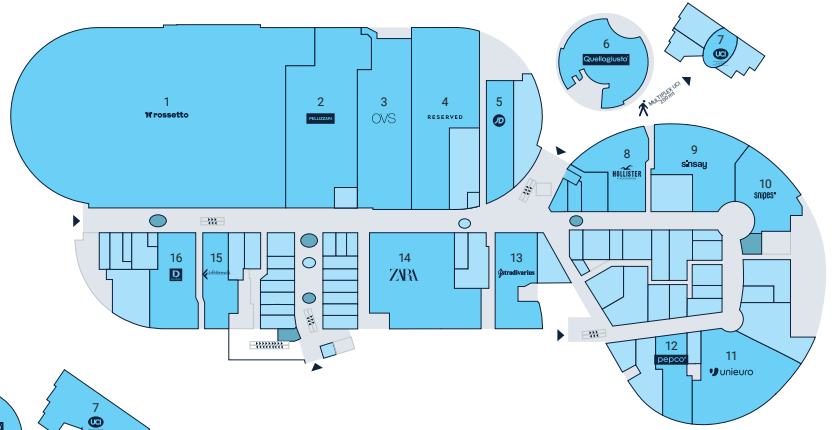
Marcon is located about 20 km to the north of Venice, in one of the most densely populated areas of the Veneto region. Veneto benefits from a continuous and impressive tourist flow and the region is ranked first in Italy in terms of tourist presence, attracting over 64 million visitors every year.

Valecenter is in an excellent location and has high visibility thanks to its proximity to the Mestre bypass, which gives easy and quick access to one of Italy's main motorways (A4 Turin - Trieste); the centre benefits from a good catchment area, comprising about 1.000.000 inhabitants within a 30-minute drive.

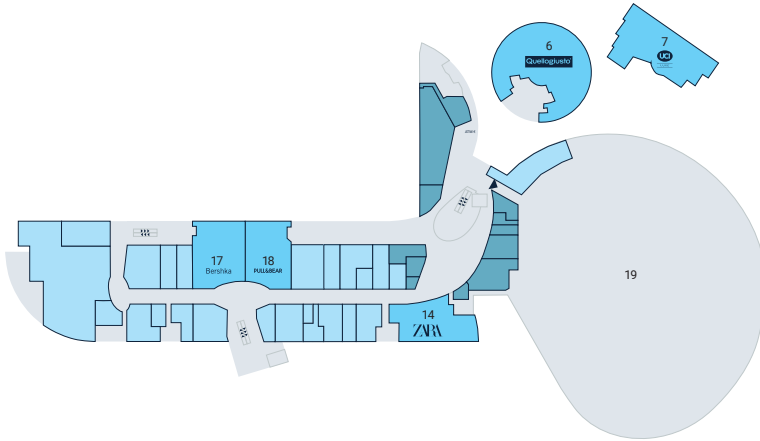


FLOOR PLAN

GROUND LEVEL



FIRST LEVEL



LEGEND

- | | |
|---------------------|------------------|
| 1. Rossetto | 11. Unieuro |
| 2. Pellizzari | 12. Pepco |
| 3. OVS | 13. Stradivarius |
| 4. Reserved | 14. Zara |
| 5. JD Sports | 15. Feltrinelli |
| 6. Quellogiusto | 16. Deichmann |
| 7. UCI LUXE Cinemas | 17. Bershka |
| 8. Hollister | 18. Pull&Bear |
| 9. Sinsay | 19. Offices |
| 10. Snipes | |

TENANTS & ANCHORS

Hypermarket Rossetto	9.500 sqm
Electronic market Unieuro	1.850 sqm
Anchors: Hollister, Reserved, Zara, OVS, Quellogiusto, Pellizzari, Sinsay, etc.	15.650 sqm
Shops	24.200 sqm
Cinema building UCI LUXE - 12 screens	8.000 sqm
Bar & Restaurants	1.700 sqm
Offices	7.100 sqm
Total GLA	68.000 sqm



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