



*Le Porte di Napoli Shopping Center
May 30, 2012*



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Location and catchment area



Location

Via Santa Maria La Nuova 1

Afragola Napoli – Campania- Italy

Suburb of southern Naples



Catchment area

Extremely vast catchment area as the center is found in a densely populated region which includes the large towns surrounding Naples and from which the center is easy to get to.

1,600,000 inhabitants can reach the center by car in 30 minutes

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Location and competitors



Giugliano (CC + RPark)

GLA tot – 79.000 mq

Food anchor – Auchan

Gallery - 110 shops

Posti auto: 7.000



GLA mall – 23.163 mq

Food anchor Carrefour

CC inistrutt. da

Un anno con
mini ampliamento

Gallery - 30 shops,
previsti 40



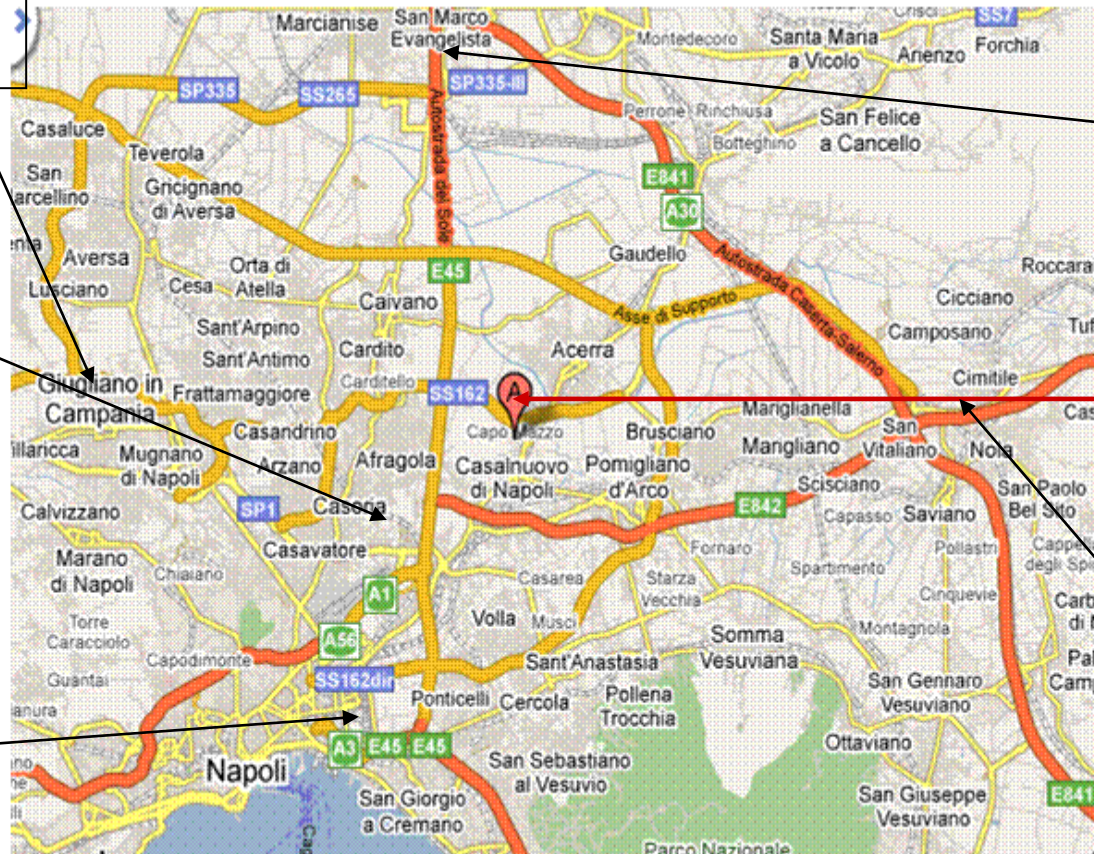
Via Argine

GLA tot – 30.000 mq

Food anchor – Auchan

Gallery - 83 shops

Posti auto 2.000



Marcianise Campania

GLA tot – 108.000 mq

Food anchor – Carrefour

Gallery - 180 shops

Posti auto 7.000



Le Porte di Napoli



Nola – Vulcano Buono

GLA tot – 150.000 mq

Food anchor – Auchan

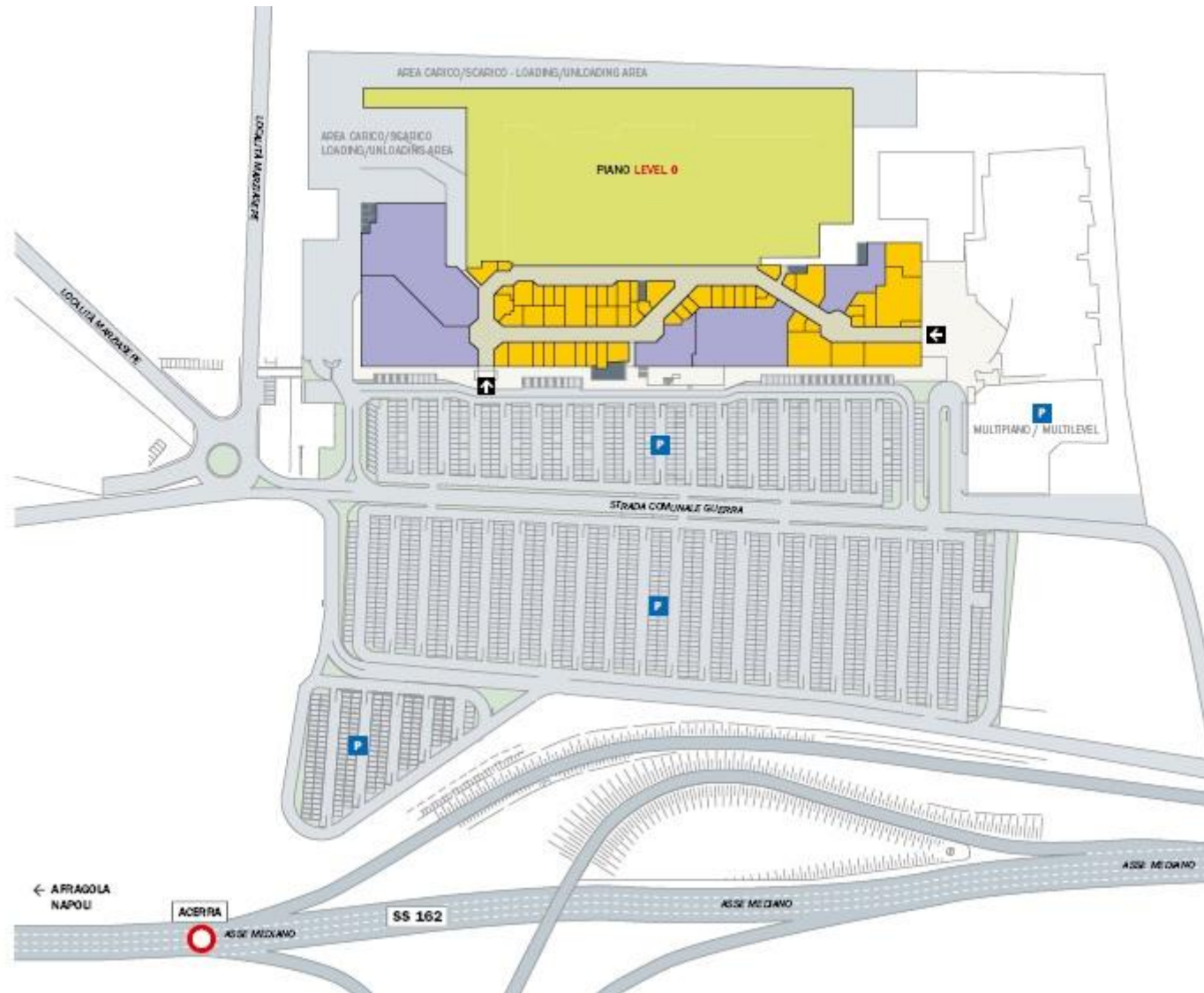
Gallery - 160 shops

Posti auto 7.800

5 Key data

Type of center	medium, opened on 1999. Restyled on 2010
GLA	21,170 qm
Medium surfaces	5 (Bata, Euronics, Piazza Italia, Bershka, Grillo Sport)
Hypermarket tenant	Ipercoop 9,800 sqm (sales area) rented to Unicoop Tirreno
Total shops in the mall	60
Parking Places	2,650
Customer services	Automatic cash dispenser, tobacco shop, hairdresser, baby parking, fitness and wellness center
Financial occupancy	100%

6 Location plan



7 Tenant sales and footfalls of the mall



Tenant sales 2010 → € 29,466,141

Tenant sales 2011 → € 29,600,609

Change
2011/2010
= +0.5%

Tenant sales 1Q2011 → € 7,400,782

Tenant sales 1Q2012 → € 7,173,244

Change
2012/2011
= -3.1%

Decrease due to a replacement of a tenant in the food court

Resilience in the tenant sales and footfalls in 2011 including the secondo half (a very critical period in term of consumptions)



Footfalls 2010 → 3,951,219

Footfalls 2011 → 4,351,491

Change
2011/2010
= +10.1%

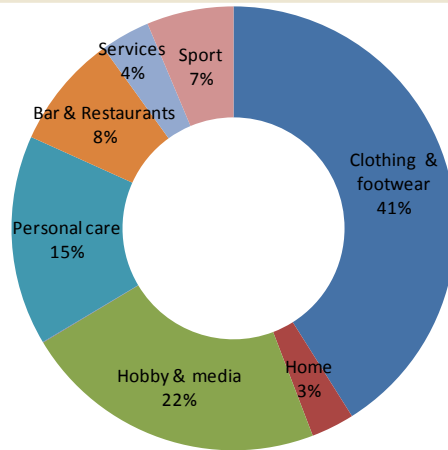
Footfalls 1Q2011 → 891,720

Footfalls 1Q2012 → 1,154,119

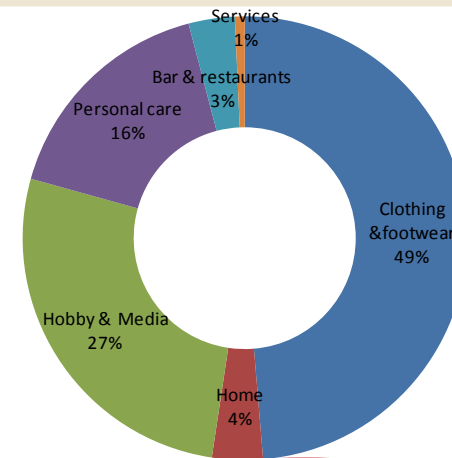
Change
2012/2011
= +29.4%

8 Merchandising Mix (excluding hypermarkets)

MERCHANDISING MIX TOTAL MALLS on the tenant sales



MERCHANDISING MIX LE PORTE DI NAPOLI SHOPPING CENTER on the tenant sales



New brands inserted between the end of 2010 and the beginning of 2011



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Refurbishment (end of 2010): outdoor area



Total costs

1.77mn€ (+0,250 mn€ cost of design and safety)



Before the restyling



After the restyling



Before the restyling



After the restyling



10 Refurbishment (end of 2010): the mall



Before the restyling



After the restyling



After the restyling



After the restyling



After the restyling



Refurbishment (end of 2010): the mall and lighting



Before the restyling



After the restyling



After the restyling

New red sculptures
on the ceiling

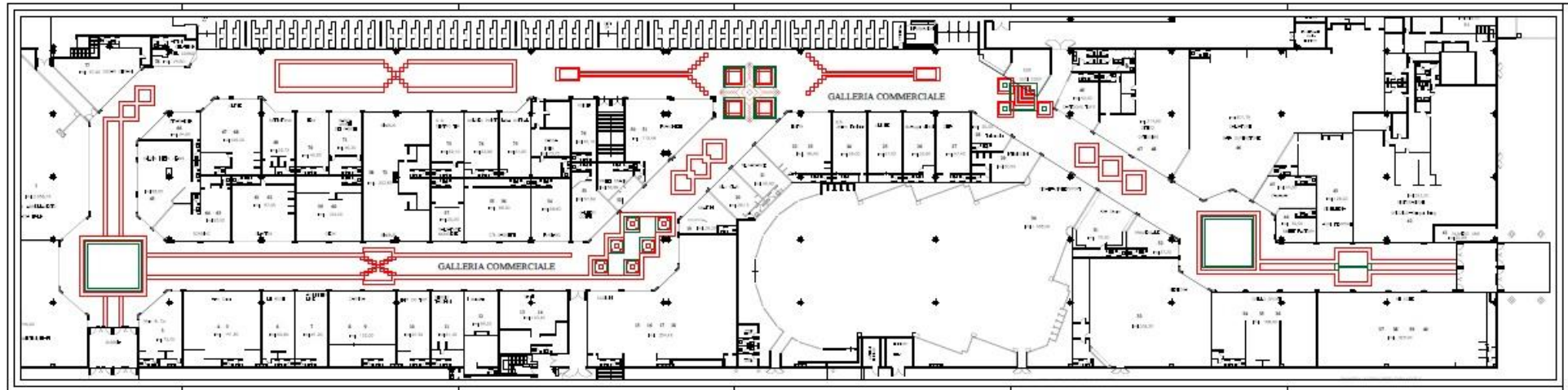


Before the restyling

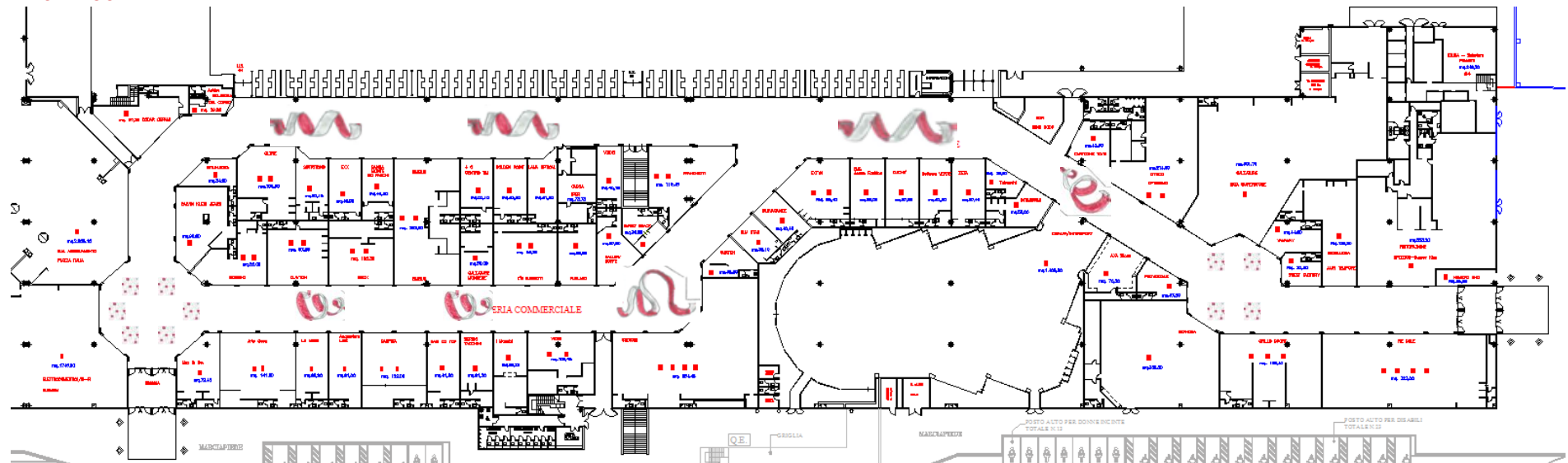
12 Replacement of the floor: work in progress 1/2

Total costs expected: 0.355mn€

Old floor

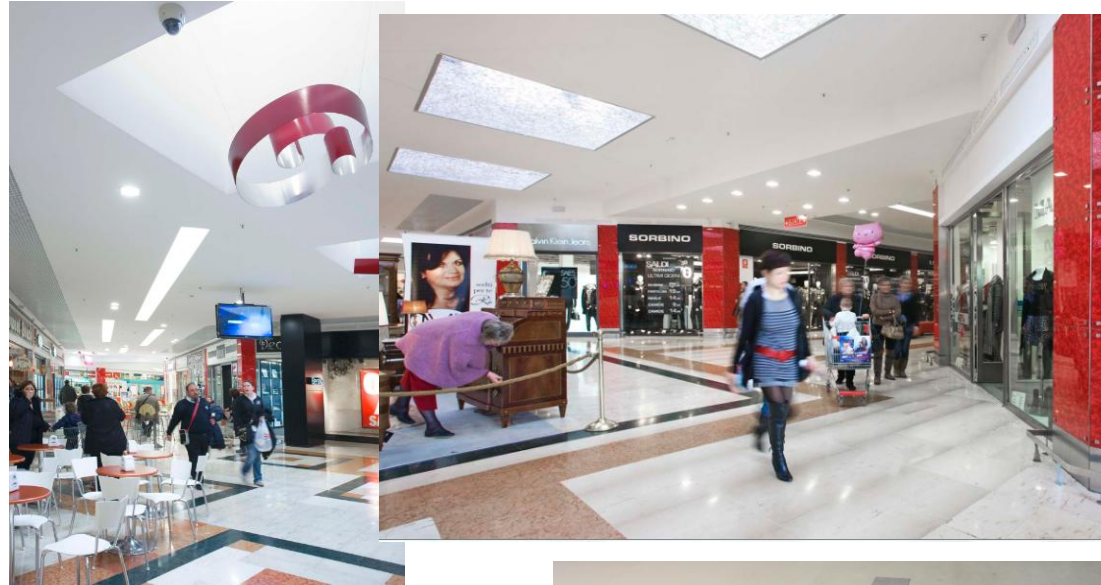


New floor

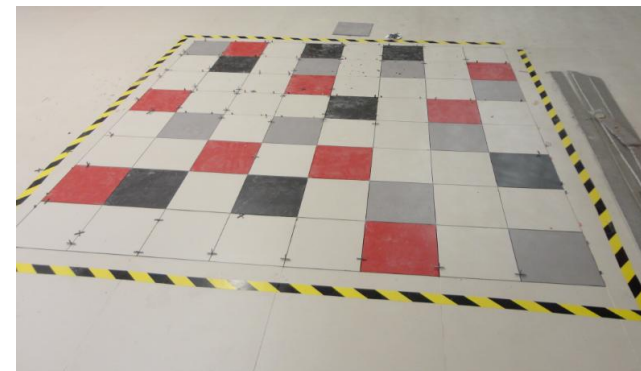


13 Replacement of the floor: work in progress 2/2

Old floor



New floor



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