

WINMARKT

SHOPPING CENTERS'

PORTFOLIO

winmarkt
shopping in center

// DOWNTOWN SHOPPING DESTINATION

// PLACE YOUR BUSINESS IN CENTER AFACEREA TA ÎN CENTRUL ORAȘULUI

Acquired in 2008 by the real estate Italian company Immobiliare Grande Distribuzione (IGD), Winmarkt is one of the most widespread network of shopping centers in Romania. Winmarkt's portfolio includes 14 shopping centers and an office building, located in the central areas of 13 cities.

Achiziționată în 2008 de compania italiană Immobiliare Grande Distribuzione (IGD), Winmarkt este una dintre cele mai extinse rețele de centre comerciale din România. Portofoliul Winmarkt cuprinde 14 centre comerciale și o clădire de birouri, situate la kilometrul 0 al fiecăruia dintre cele 13 orașe.



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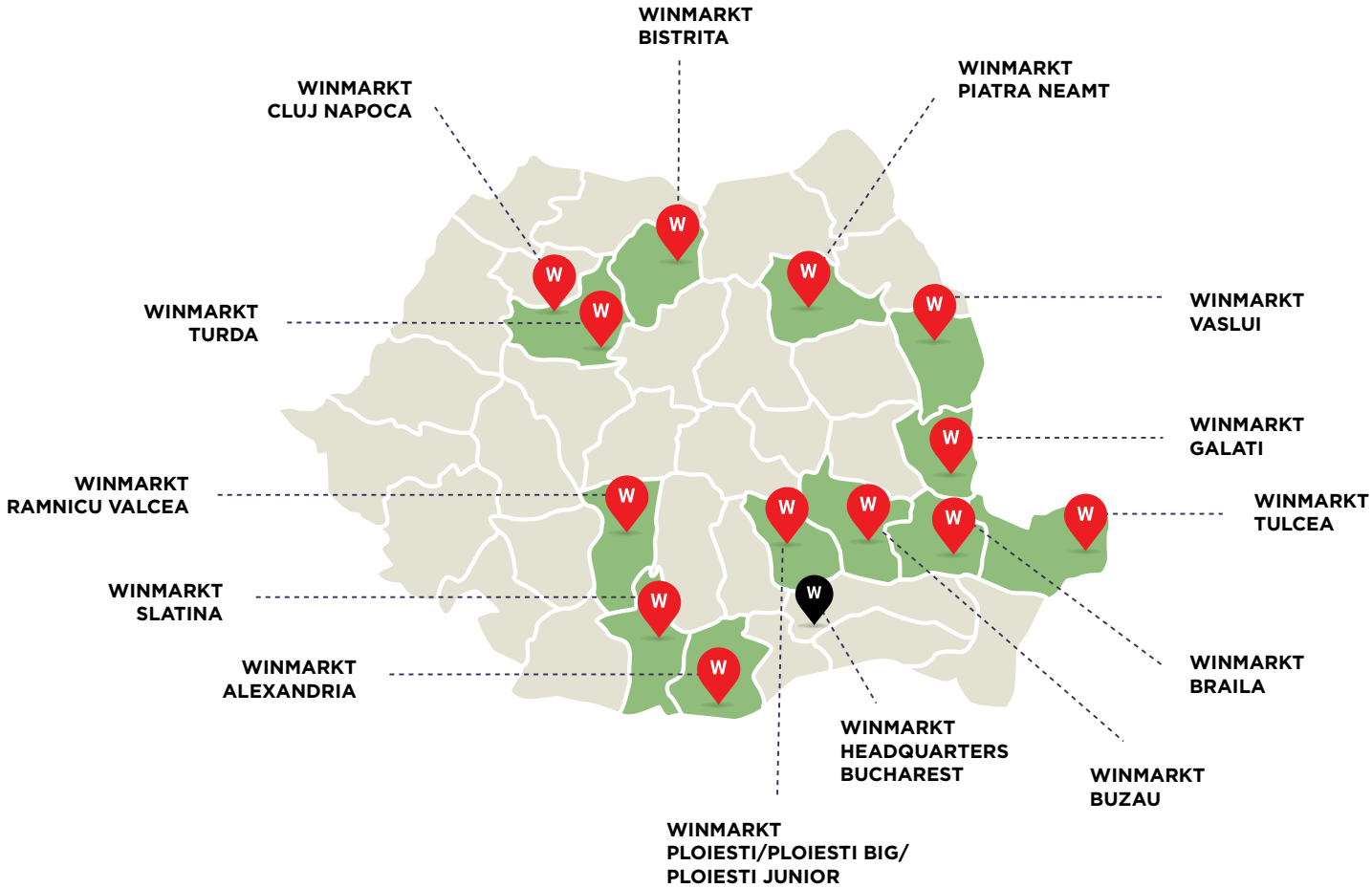
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// WINMARKT NETWORK
REȚEAUA WINMARKT

// LOCATION IS EVERYTHING
LOCATIA ESTE TOTUL

Winmarkt assets were built downtown, to represent the meeting point and the main shopping destination for the customers who live in each city. This is why, city by city and irrespective of the competition, Winmarkt is part of people’s daily lives.

Centrele comerciale Winmarkt sunt construite în centrul orașelor, pentru a reprezenta principala destinație comercială și locul preferat de întâlnire al locuitorilor. De aceea, în fiecare oraș și indiferent de concurență, Winmarkt face parte din viața cotidiană a oamenilor.



● inhabitants
● catchment area



PLOIESTI	CLUJ NAPOCA	BRAILA	RAMNICU VALCEA
209,945 270,000	324,576 100,000	180,302 260,000	98,776 130,000
GALATI	BUZAU	BISTRITA	TULCEA
249,432 300,000	115,494 130,000	75,076 100,000	73,707 100,000
PIATRA NEAMNT	ALEXANDRIA	SLATINA	VASLUI
85,055 110,000	45,434 50,000	70,293 110,000	55,407 70,000
TURDA			
47,744 60,000			

14

SHOPPING CENTERS AND ONE OFFICE BUILDING,
LOCATED IN DOWNTOWN AREA OF 13 CITIES.

14 CENTRE COMERCIALE ȘI O CLĂDIRE DE BIROURI,
SITUATE LA KILOMETRUL 0 AL FIECĂRUIA DINTRE
CELE 13 ORAȘE.

// COMPANY VISION

VIZIUNEA COMPANIEI

// VISION AND INNOVATION SUPPORTING MARKET GROWTH IN ROMANIA

We consider the Romanian market trends as being similar to the ones experienced 15 years ago in Western Europe.

The winning idea of consolidating a network of shopping centers in the center of the cities determined the vision our management.

The global crisis speeded up the evolution of the Romanian retail market, by accelerating its modernisation.

TIME LINE	BEFORE 2008	2008-2013	2014-2023
ROMANIAN ECONOMY	GROWTH	GLOBAL CRISIS	REVIVAL
ROMANIAN ECONOMY	DEVELOPMENT over-renting offer-driven	ADAPTION renegotiations demand-driven	MODERNIZATION new comers
ROMANIAN ECONOMY	NETWORK LAUNCH	CONSOLIDATION refurbishment tailoring	ATTRACTION sustainability
ROMANIAN ECONOMY	MAXIMIZATION	SUSTAINABILITY	ENHANCEMENT

//VIZIUNE ȘI INOVAȚIE SPRIJININD CREȘTEREA PIEȚEI ÎN ROMÂNIA

Considerăm că tendințele pieței românești sunt similare cu cele de acum 15 ani din Europa de Vest.

Ideea câștigătoare de consolidare a unei rețele de centre comerciale în centrul orașelor a determinat viziunea managementului nostru.

Criza economică globală a grăbit evoluția pieței de retail din România, prin accelerarea modernizării sale.



// BUSINESS MODEL

MODELUL DE BUSINESS

// OUR CONSOLIDATED CATCHMENT AREA: FOR LESS RISKS AND MORE OPPORTUNITIES, KEEPING YOUR INVESTMENT IS SAFE

STEADY POSITIONING

The competition of the new malls - which opened in the periphery of the cities - is limited by the shopping habits and by the perception that they are over the consumption power of the wider population share.

BALANCED OFFER

The recent insertion of supermarket offer in most of the assets has enhanced the daily essential products purchase. New international fashion anchors are going to be brought in.

RISK FRAGMENTATION

Being spread in 15 assets, the portfolio grants an effective risk fragmentation, for both sides: sales and rents.

SUSTAINABILITY

The business is performed based on the belief that the sustainability - especially in the areas of fair and ethic dealing, employee rights and environmental protection - is a competitive added value.

DIRECT MANAGEMENT

Both property and lease services are directly managed by professionals with extensive knowledge on local markets and international business practices.

// UN CATCHMENT AREA CONSOLIDAT: MAI PUȚINE RISCURI ȘI MAI MULTE OPORTUNITĂȚI DE INVESTIRE ÎN SIGURANȚĂ

POZIȚIONARE STABILĂ

Concurența noilor centre comerciale, deschise la periferia orașelor, este limitată de obiceiurile de cumpărături și de percepția că sunt peste puterea de consum a majorității populației.

OFERTĂ ECHILIBRATĂ

Recenta introducere a supermarketurilor în majoritatea centrelor noastre comerciale a sporit achiziția zilnică a produselor de bază. Urmează să introducem noi magazine de modă internaționale.

FRAGMENTAREA RISCULUI

Fiind format din 15 centre comerciale, portofoliul oferă o fragmentare eficientă a riscurilor pentru ambele părți: vânzări și chirii.

SUSTENABILITATE

Afacerea se bazează pe convingerea că sustenabilitatea, în special în zonele comerțului etic și echitabil, drepturile angajaților și protecției mediului, reprezintă o valoare adăugată competitivă.

MANAGEMENT DIRECT

Serviciile imobiliare și de închiriere sunt gestionate direct de către profesioniști, având cunoștințe aprofundate în ceea ce privește piețele locale și practicile internaționale de afaceri.

// BUSINESS STRATEGY

STRATEGIA DE AFACERI

TIME LINE	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-2023
REAL ESTATE	NEW GLA RECOVERY & VERTICAL FLUX OPTIMIZATION					ENERGY CONSUMPTION OPTIMIZATION						
					WINDOW DRESSING capex to get portfolio ready for future opportunities coming from a changing market							
COMMERCIAL OFFER	GROCERY OFFER IMPLEMENTATION 12 international supermarkets											
					INTERNATIONAL ANCHORS							
CONTRACTS MANAGEMENT	CONSOLIDATION extension of the contracts duration, restraint of the local tenants share											
	INTERNATIONAL MARKET PRACTICES IMPLEMENTATION indexation, turnover rent, step rent											
CONTRIBUTION TO IGD	EBITDA MARGIN CONSOLIDATION around 70%											
	DIVIDEND POLICY maximum ratio				DIVIDEND POLICY maximum ratio after capital expenditures							

// **OFFERING A FLEXIBLE, ATTRACTIVE AND EXTENSIVE REAL-ESTATE PORTFOLIO. KEYSTONES**

NETWORK

One of the most widespread network of shopping centers in Romania. The unique opportunity to develop retail business on a significant platform, consisting in all county capitals.

LOCATION

All the assets are strategically positioned in the heart of each city, mainly in the centralsquares. The buildings' visibility and accessibility are excellent.

FOOTFALL

Opportunity to take advantage of an immediate and consolidate traffic, as the portfolio attracts monthly an average of 2.6 million visitors.

FLEXIBILITY

The flexibility of the internal lay-out and the easiness of the administrative constraints grant the opportunity to quickly adapt the lay out to each kind of store format.

// UN PORTOFOLIU IMOBILIAR VAST, FLEXIBIL ȘI ATRACTIV. ELEMENTELE CHEIE

REȚEA

Una dintre cele mai extinse rețele de centre comerciale din România. Oportunitatea unică de a dezvolta afaceri de retail pe o platformă importantă constând în toate reședințele de județ.

AMPLASARE

Toate centrele sunt amplasate strategic, în inima fiecărui oraș, în special în piețele centrale. Vizibilitatea și accesibilitatea centrelor sunt excelente.

TRAFIC

Oportunitatea de a profita de un trafic imediat și consolidat, întrucât portofoliul atrage lunar, în medie, 2.6 milioane de vizitatori.

FLEXIBILITATE

Flexibilitatea configurației interioare și gradul redus al constrângerilor de ordin administrativ ne oferă oportunitatea de a adapta rapid configurația fiecărui format de magazin în parte.

WINMARKT PIATRA NEAMT Shopping Center

5,737
SQM GLA

2014
Restyling

// **SERVICES DESIGNED TO MEET ALL YOUR NEEDS**

Winmarkt employees are an international team with a wide and in-depth knowledge of the retail-real estate field in Romania.

Built in a period of strongly competitive market's dynamics and having behind one of the most European well known real estate shareholder (IGD Group), Winmarkt team is able to provide an in-house full-range services under one roof.

// **SERVICIILE CONCEPUTE PE NEVOILE CHIRIAȘILOR**

Angajații Winmarkt formează o echipă internațională care acoperă o arie vastă de cunoștințe din domeniul real estate din România.

Construită într-o perioadă cu o piață puternic concurențială și având susținerea acționariatului, unul dintre cei mai cunoscuți jucători din piața europeană de real estate (IGD Group), echipa Winmarkt este în măsură să ofere o gamă largă de servicii complete, in-house.

- > **REFURBISHMENT AND PROJECT DEVELOPMENT**
- > **LEASE SERVICES**
- > **PROPERTY MANAGEMENT**
- > **FACILITY MANAGEMENT**
- > **MASTER PLANNING**
- > **MARKETING SERVICES**



WINMARKT PLOIESTI Shopping Center

19,571

SQM GLA

2015

Restyling



WINMARKT BUZAU Shopping Center

6,531

SQM GLA

2013

Restyling



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WINMARKT
PLOIESTI



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WINMARKT
PLOIESTI BIG



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WINMARKT
CLUJ NAPOCA



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BRAILA



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WINMARKT
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WINMARKT
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WINMARKT
BISTRITA



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WINMARKT
TULCEA



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WINMARKT
PIATRA NEAMT



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WINMARKT
ALEXANDRIA



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WINMARKT
SLATINA



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WINMARKT
VASLUI



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WINMARKT
TURDA

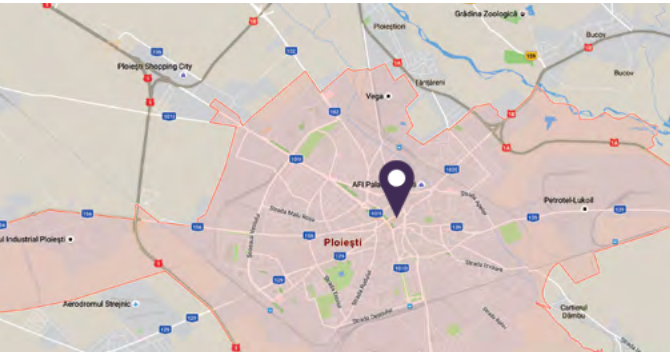


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WINMARKT
PLOIESTI JUNIOR
OFFICE



// WINMARKT PLOIESTI



// CATCHMENT AREA MAP & LOCATION MAP
17-25 Republicii Boulevard, Ploiesti

City: Ploiesti (capital city of Prahova county)
Location: city center

209,945 inhabitants
270,000 catchment area

Shopping Center description

30,355

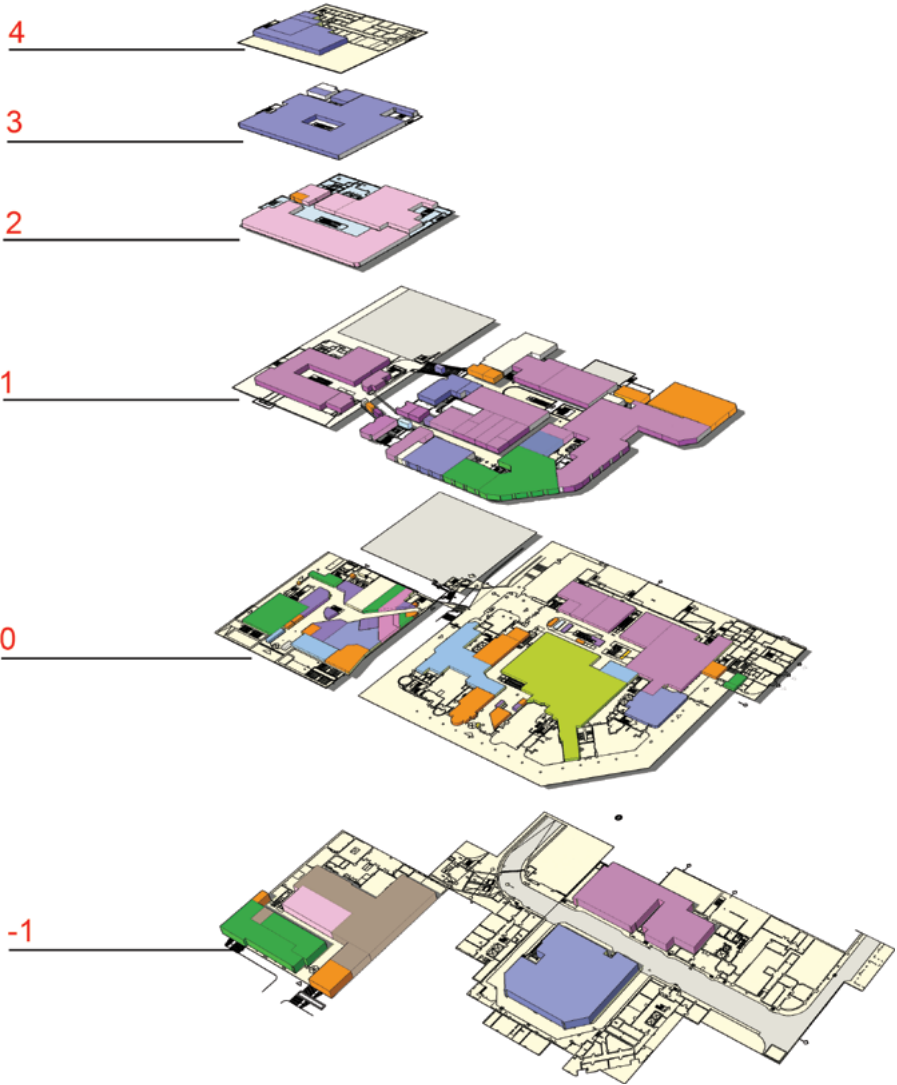
SQM GBA

19,571

SQM GLA

558,000

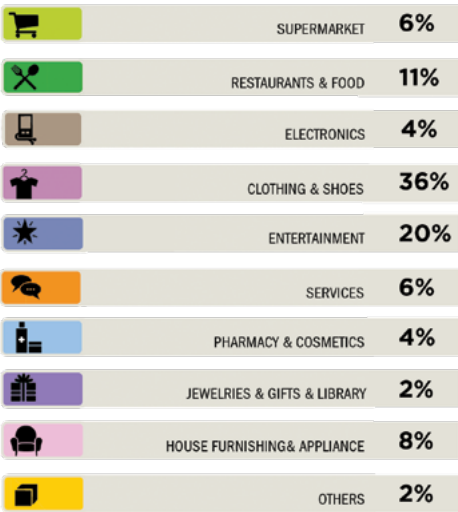
Average monthly traffic



KEY TENANTS

H&M, Carrefour Market, Dm, Lee Cooper, Time Out, Kvl, Koton, Steilmann, Pepco, Only, Benvenuti, Jolidon, B&B Collection, Sevda, Help Net, Dr Max, Medlife, Vodafone, Orange, Banca Transilvania, Flanco, Kfc, Pizza Hut, Mamaliguta, Kik, Sinsay, Leonidas, Tui Travel

MERCHANDISING MIX:



// WINMARKT PLOIESTI BIG



// CATCHMENT AREA MAP & LOCATION MAP
1 Decembrie 1918, Nr. 4, Ploiesti

City: Ploiesti (capital city of Prahova county)
Location: city center

209,945 inhabitants
270,000 catchment area

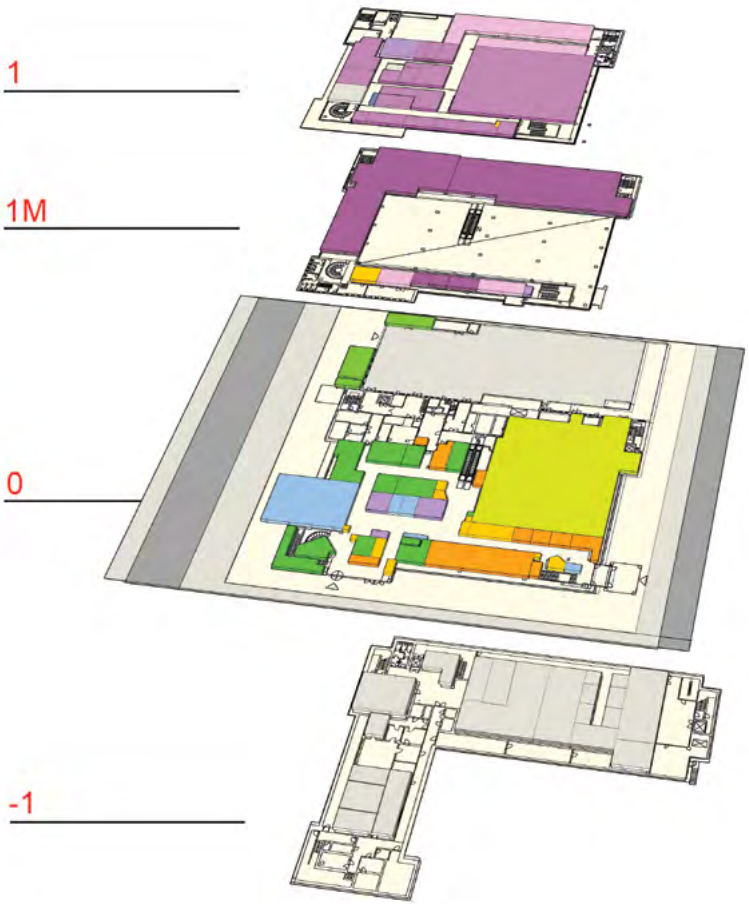
Shopping Center description

8,848
SQM GBA

3,941
SQM GLA

242,000
Average monthly traffic

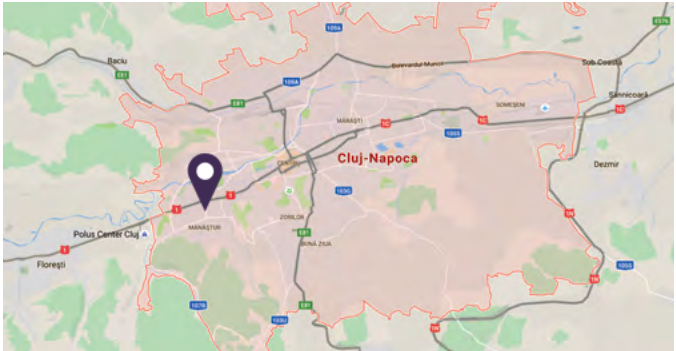
KEY TENANTS
Carrefour Market, Pepco, Catena,
Vodafone, Banca Transilvania, Kik



MERCHANDISING MIX:

	SUPERMARKET	18%
	RESTAURANTS & FOOD	11%
	CLOTHING & SHOES	46%
	SERVICES	6%
	PHARMACY & COSMETICS	6%
	JEWELRIES & GIFTS & LIBRARY	2%
	HOUSE FURNISHING& APPLIANCE	7%
	OTHERS	4%

// WINMARKT CLUJ-NAPOCA



// CATCHMENT AREA MAP & LOCATION MAP
19 Bucegi St., Cluj Napoca

City: Cluj Napoca (capital city of Cluj county)
Location: Residential neighborhood

324,576 inhabitants
100,000 catchment area

Shopping Center description

11,079

SQM GBA

6246,08

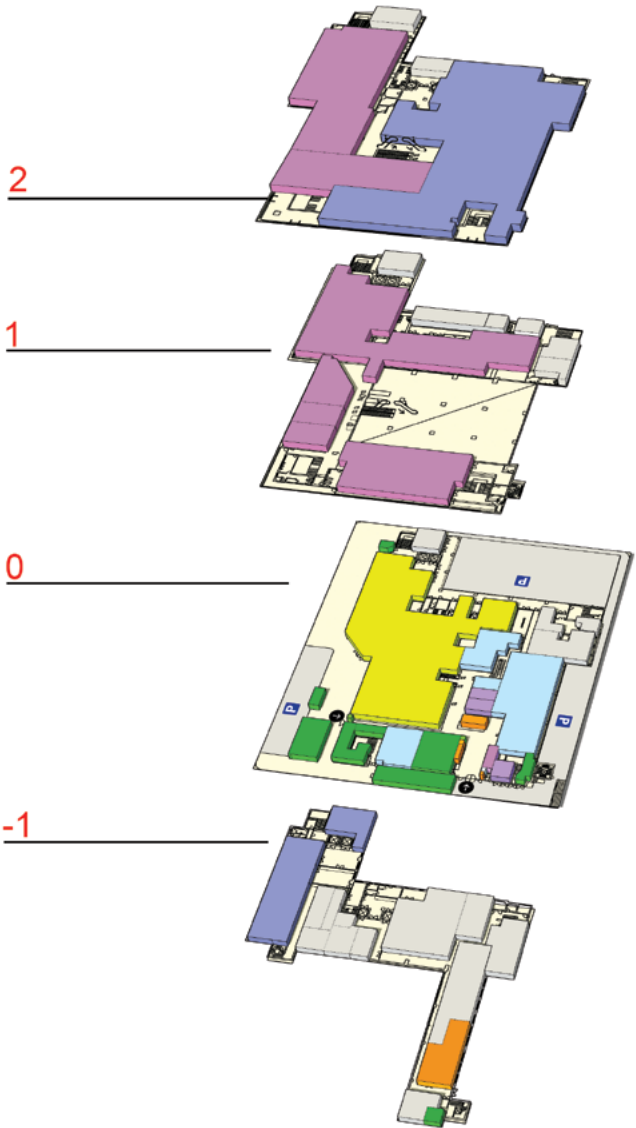
SQM GLA

267,000

Average monthly traffic

KEY TENANTS

Carrefour Market, DM, Pepco, Dr. Max, Big Fitness, Kik



MERCHANDISING MIX:

	SUPERMARKET	16%
	RESTAURANTS & FOOD	6%
	CLOTHING & SHOES	35%
	ENTERTAINMENT	24%
	SERVICES	3%
	PHARMACY & COSMETICS	8%
	JEWELRIES & GIFTS & LIBRARY	1%
	OTHERS	8%



// CATCHMENT AREA MAP & LOCATION MAP
90 Mihai Eminescu St., Braila

City: Braila (capital city of Braila county)

Location: City Center

180,302 inhabitants
260,000 catchment area

Shopping Center description

9,890

SQM GBA

8622,92

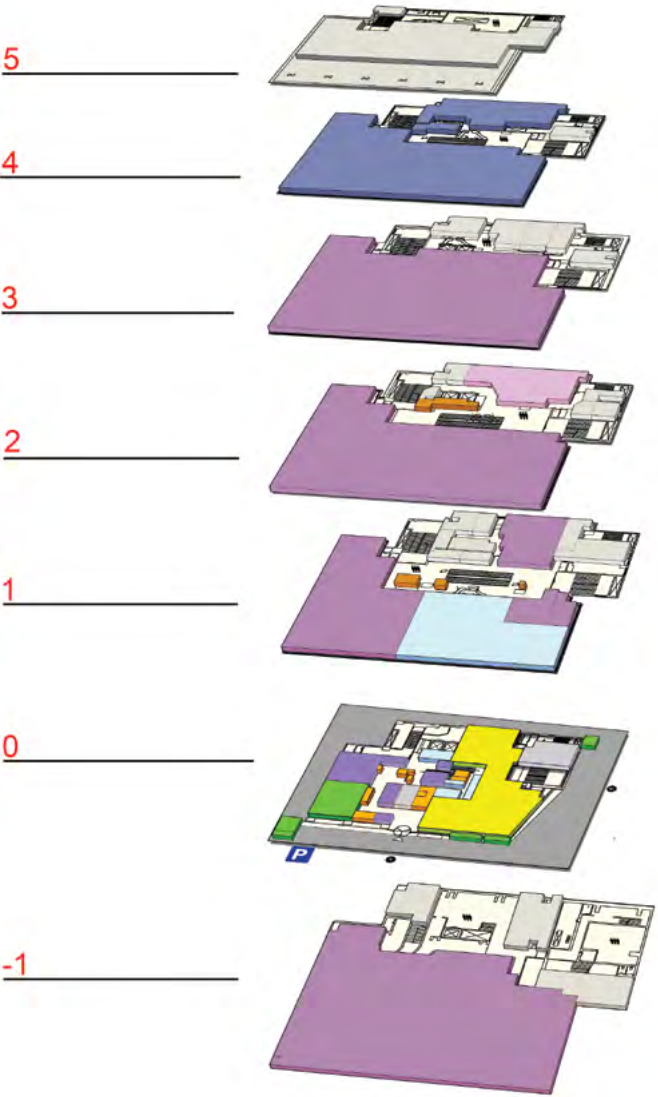
SQM GLA

167,000

Average monthly traffic

KEY TENANTS

Carrefour Market, Dm, Pepco, Jolidon, Cador, Elite Gym, Telekom



MERCHANDISING MIX:

	SUPERMARKET	10%
	RESTAURANTS & FOOD	3%
	CLOTHING & SHOES	52%
	ENTERTAINMENT	19%
	SERVICES	2%
	PHARMACY & COSMETICS	6%
	JEWELRIES & GIFTS & LIBRARY	2%
	HOUSE FURNISHING& APPLIANCE	3%
	OTHERS	4%

// WINMARKT RAMNICU-VALCEA



// CATCHMENT AREA MAP & LOCATION MAP

127 Calea lui Traian St., Ramnicu Valcea

City: Ramnicu-Valcea (capital city of Valcea county)

Location: City center

98,776 inhabitants
130,000 catchment area

Shopping Center description

11,427

SQM GBA

8,938

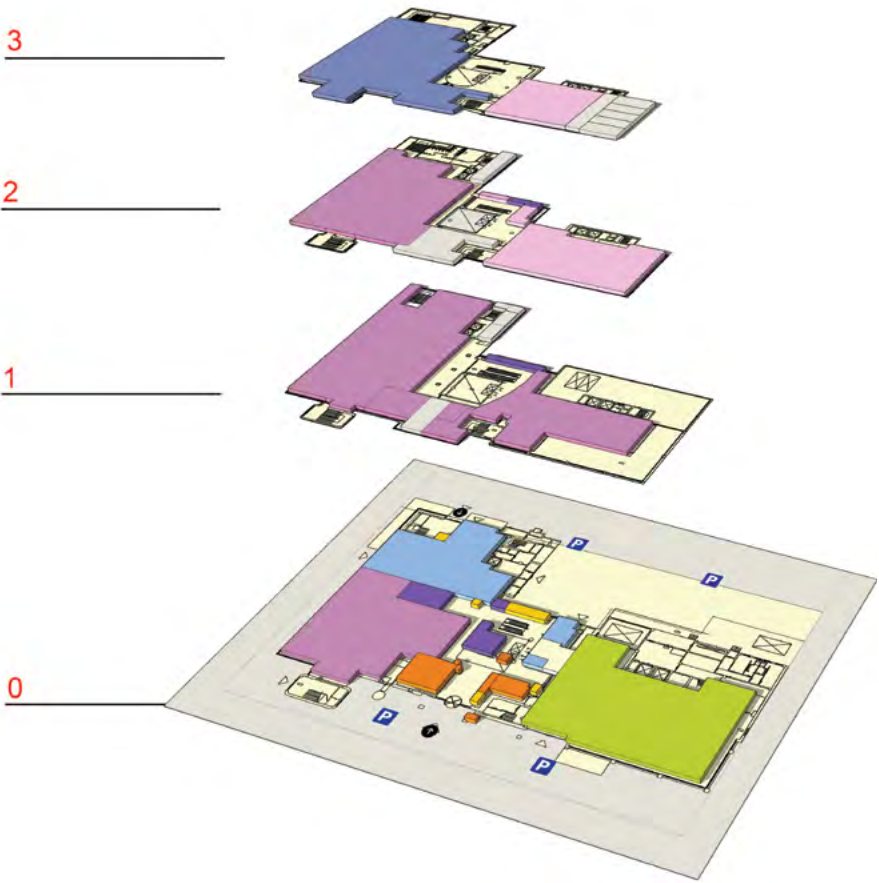
SQM GLA

158,000

Average monthly traffic

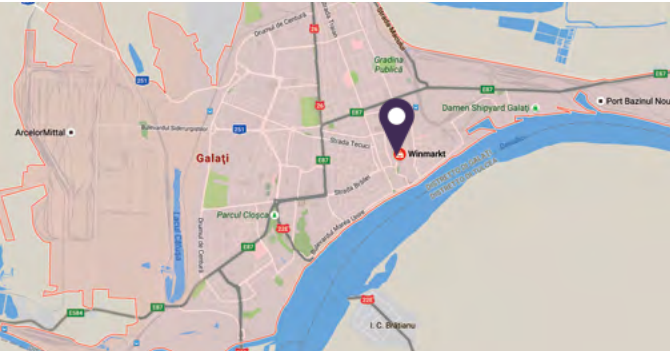
KEY TENANTS

H&M, Carrefour Market, Dm, Jolidon, Bijuteria Stil, Vodafone, Orange, Kik, Stay Fit Gym



MERCHANDISING MIX:

	SUPERMARKET	11%
	CLOTHING & SHOES	42%
	ENTERTAINMENT	17%
	SERVICES	1%
	PHARMACY & COSMETICS	6%
	JEWELRIES & GIFTS & LIBRARY	2%
	HOUSE FURNISHING& APPLIANCE	15%
	OTHERS	6%



// CATCHMENT AREA MAP & LOCATION MAP
24 Domneasca St., Galati

City: Galati (capital city of Galati county)
Location: City center

249,432 inhabitants
300,000 catchment area

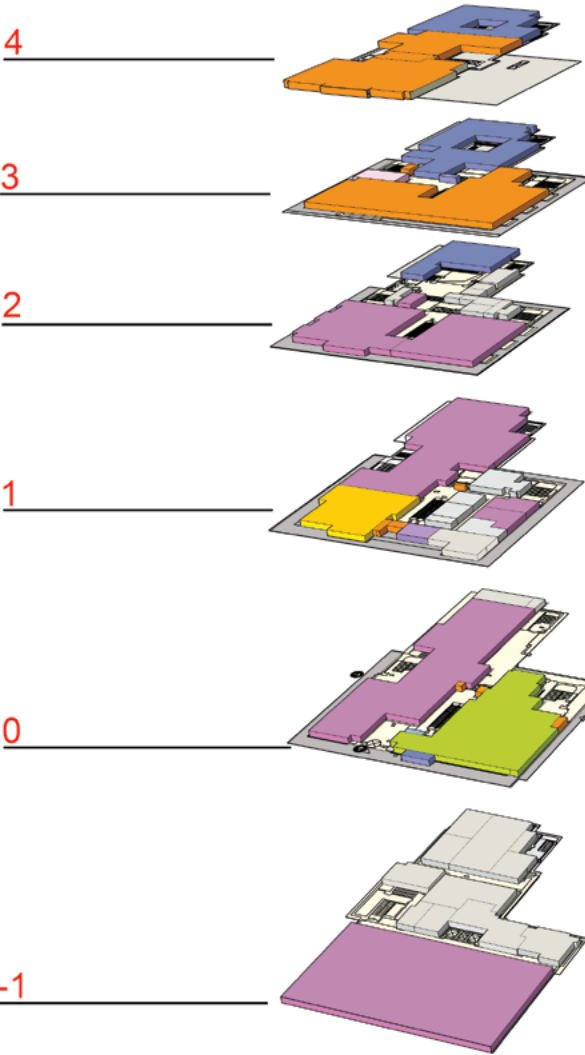
Shopping Center description

11,120
SQM GBA

7358,7
SQM GLA

117,000
Average monthly traffic

KEY TENANTS
H&M, Carrefour Market, Pepco, Jolidon, Elite Gym, CGS, Kik, Nautilus, Sense



MERCHANDISING MIX:

	SUPERMARKET	11%
	CLOTHING & SHOES	46%
	ENTERTAINMENT	15%
	SERVICES	21%
	HOUSE FURNISHING& APPLIANCE	1%
	OTHERS	6%



// CATCHMENT AREA MAP & LOCATION MAP
1 st Daciei Square, Buzau

City: Buzau (capital city of Buzau county)
Location: City center

115,494 inhabitants
130,000 catchment area

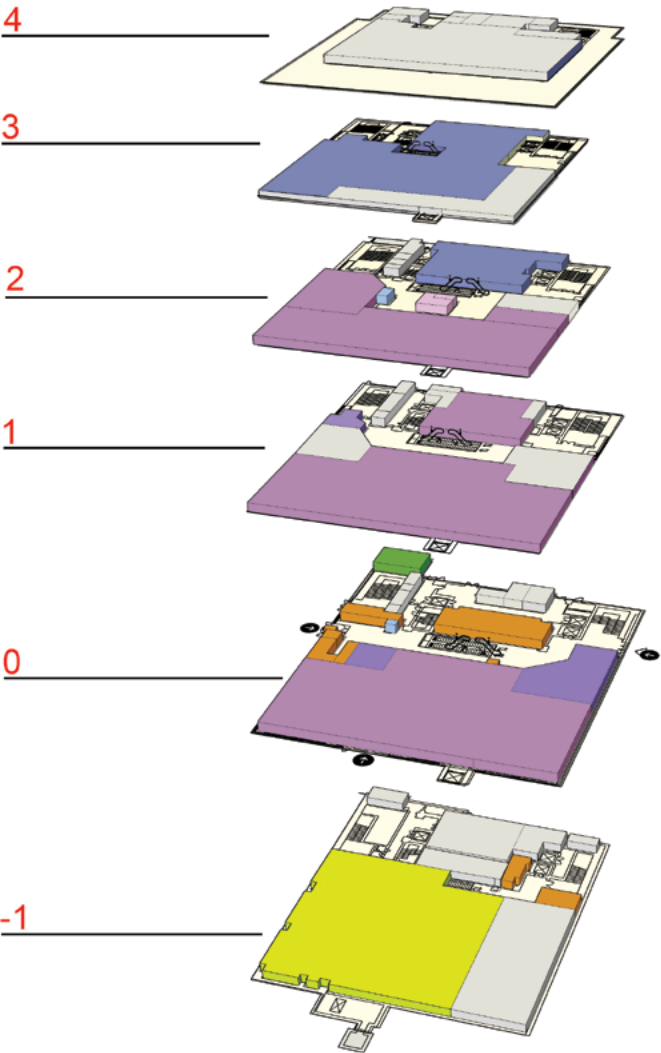
Shopping Center description

9,890
SQM GBA

6530,79
SQM GLA

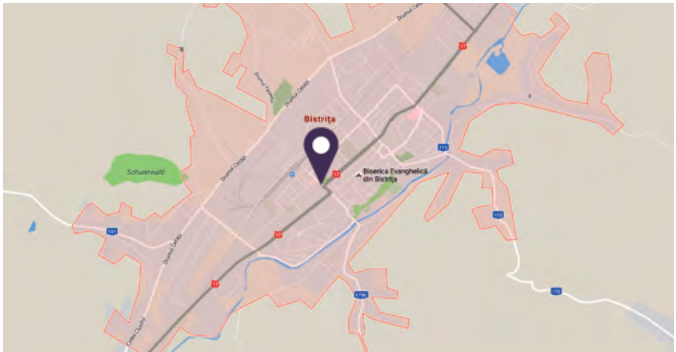
192,000
Average monthly traffic

KEY TENANTS
H&M, Carrefour Market, Pepco, Banca Transilvania, Punto O, Stay Fit Gym



MERCHANDISING MIX:

	SUPERMARKET	15%
	RESTAURANTS & FOOD	1%
	CLOTHING & SHOES	44%
	ENTERTAINMENT	32%
	SERVICES	3%
	JEWELRIES & GIFTS & LIBRARY	3%
	OTHERS	1%



// CATCHMENT AREA MAP & LOCATION MAP
17 Garii St., Bistrita

City: Bistrita (capital city of Bistrita-Nasaud county)
Location: City center

75,076 inhabitants
100,000 catchment area

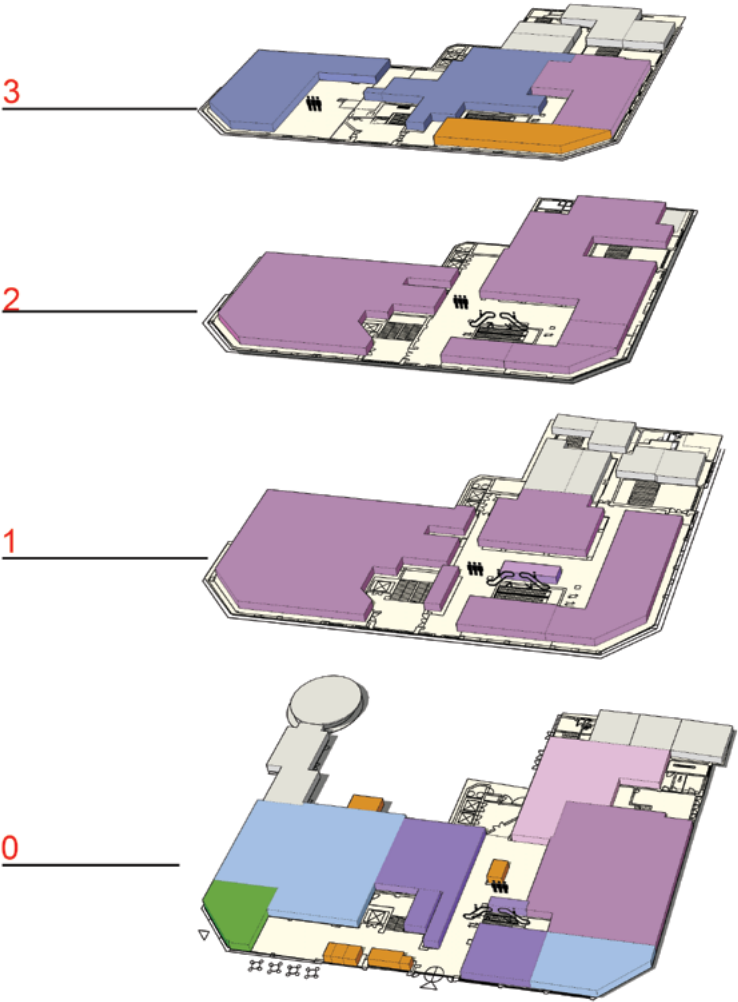
Shopping Center description

8,223
SQM GBA

5433
SQM GLA

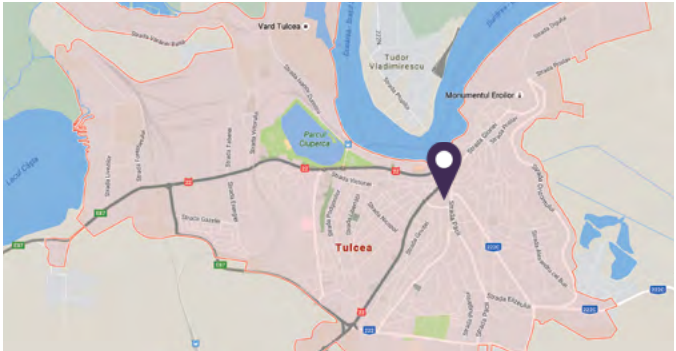
142,000
Average monthly traffic

KEY TENANTS
Dm, Benvenuti, Pepco, Sinsay, Jolidon, Coccodrillo, Kendra, B&B Collection, Dr. Max, Safirelli, Nobila Casa, Kik, Goretti



MERCHANDISING MIX:

	RESTAURANTS & FOOD	2%
	CLOTHING & SHOES	64%
	ENTERTAINMENT	9%
	SERVICES	1%
	PHARMACY & COSMETICS	9%
	JEWELRIES & GIFTS & LIBRARY	5%
	HOUSE FURNISHING& APPLIANCE	5%
	OTHERS	5%



// CATCHMENT AREA MAP & LOCATION MAP
1 Babadag St., Tulcea

City: Tulcea (capital city of Tulcea county)
Location: City center

73,707 inhabitants
100,000 catchment area

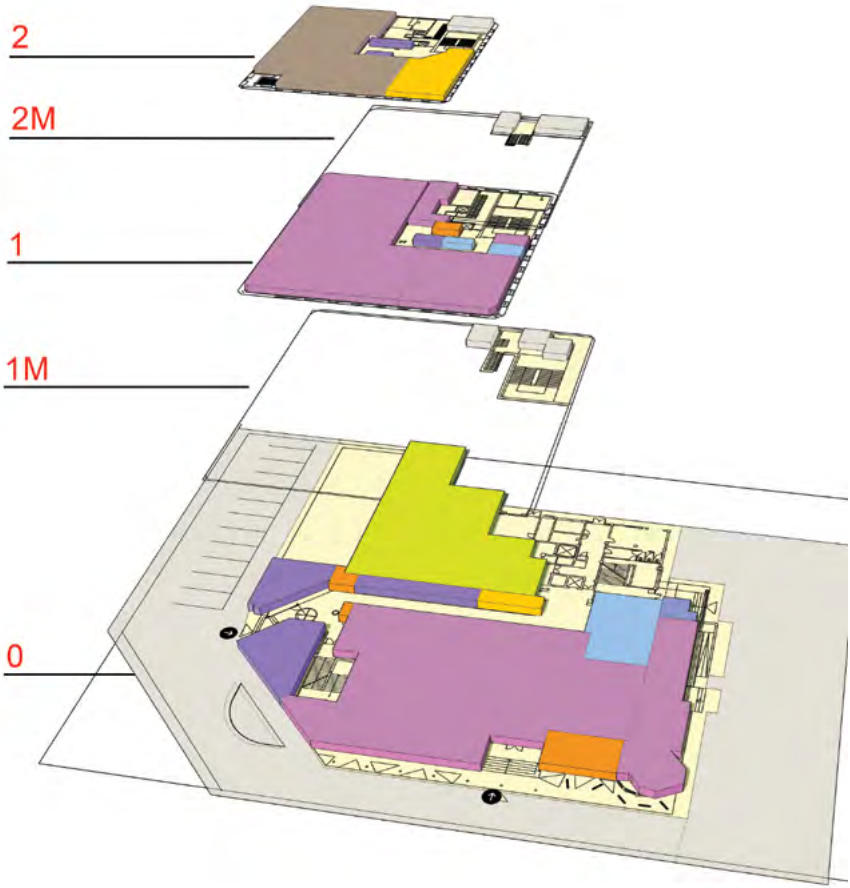
Shopping Center description

6,442
SQM GBA

3,821
SQM GLA

142,000
Average monthly traffic

KEY TENANTS
H&M, Kendra, Splend'or, Noriel, Telekom, Orange, Altex, Fraher Market



MERCHANDISING MIX:

	SUPERMARKET	10%
	ELECTRONICS	22%
	CLOTHING & SHOES	47%
	SERVICES	2%
	PHARMACY & COSMETICS	3%
	JEWELRIES & GIFTS & LIBRARY	4%
	OTHERS	12%

// WINMARKT PIATRA-NEAMT



// CATCHMENT AREA MAP & LOCATION MAP

15 Decebal Blvd, Piatra Neamt

City: Piatra-Neamt (capital city of Neamt county)

Location: City Center

85,055 inhabitants
110,000 catchment area

Shopping Center description

10,459

SQM GBA

5828,35

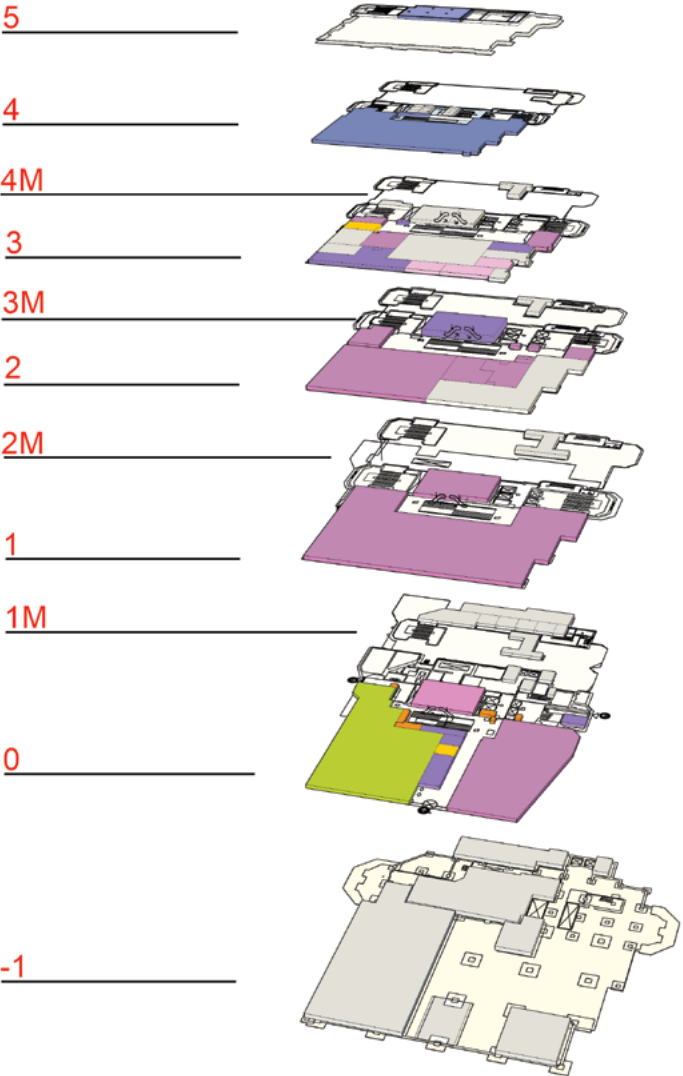
SQM GLA

117,000

Average monthly traffic

KEY TENANTS

H&M, Carrefour Market, Pepco, Stay Fit Gym, Club Fit Pilates



MERCHANDISING MIX:

	SUPERMARKET	15%
	CLOTHING & SHOES	47%
	ENTERTAINMENT	20%
	SERVICES	1%
	JEWELRIES & GIFTS & LIBRARY	10%
	HOUSE FURNISHING& APPLIANCE	2%
	OTHERS	4%

// WINMARKT ALEXANDRIA



// CATCHMENT AREA MAP & LOCATION MAP
242 Libertatii St., Alexandria

City: Alexandria (capital city of Teleorman county)
Location: City center

45,434 inhabitants
50,000 catchment area

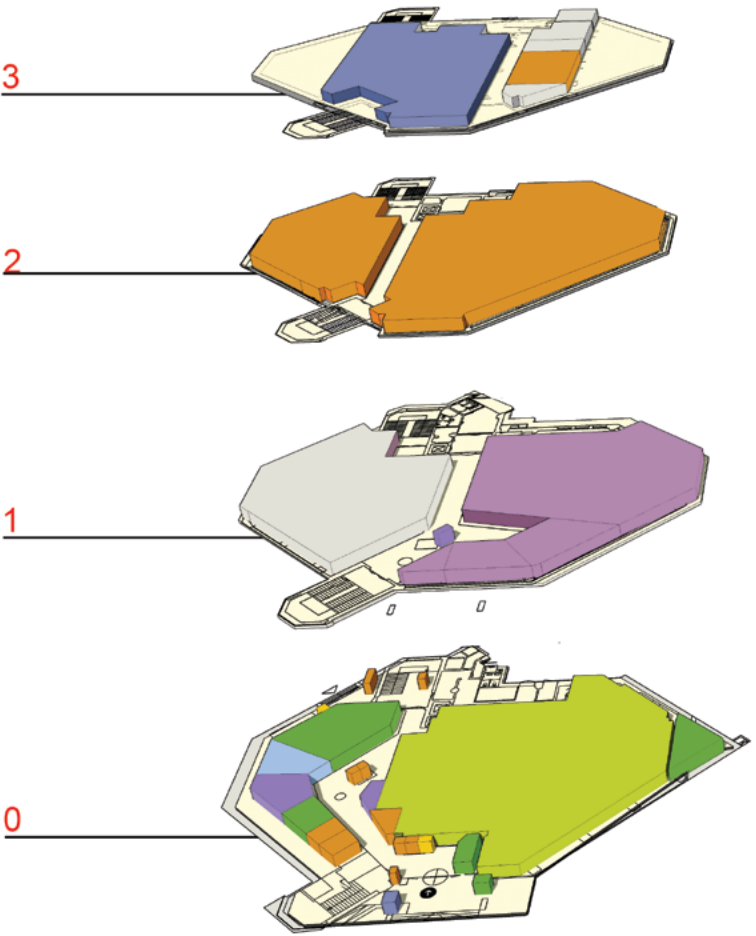
Shopping Center description

5,361
SQM GBA

3373,9
SQM GLA

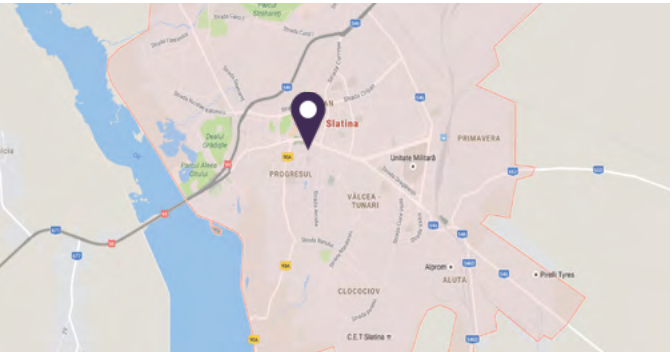
175,000
Average monthly traffic

KEY TENANTS
Carrefour Market, Pepco, Jolidon, Oficiul Registrului Comertului, Directia De Probatiune, Happy Cinema



MERCHANDISING MIX:

	SUPERMARKET	19%
	RESTAURANTS & FOOD	4%
	CLOTHING & SHOES	14%
	ENTERTAINMENT	15%
	SERVICES	33%
	PHARMACY & COSMETICS	1%
	JEWELRIES & GIFTS & LIBRARY	1%
	HOUSE FURNISHING& APPLIANCE	10%
	OTHERS	3%



// CATCHMENT AREA MAP & LOCATION MAP
20 Bvd. Al. I. Cuza, Slatina

City: Slatina (capital city of Olt county)
Location: Residential neighborhood

70,293 inhabitants
110,000 catchment area

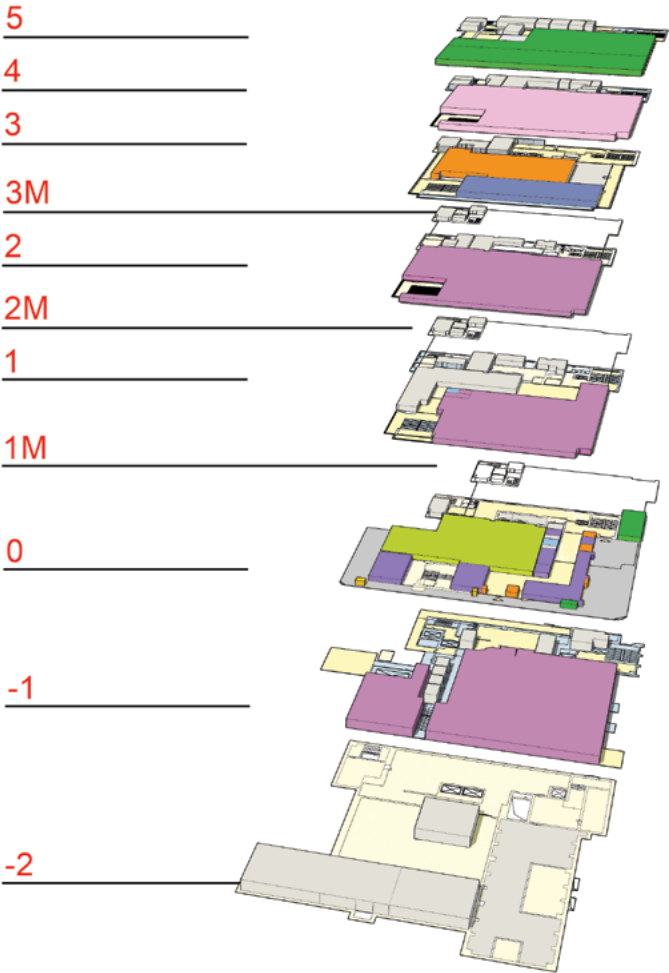
Shopping Center description

9,207
SQM GBA

4,677
SQM GLA

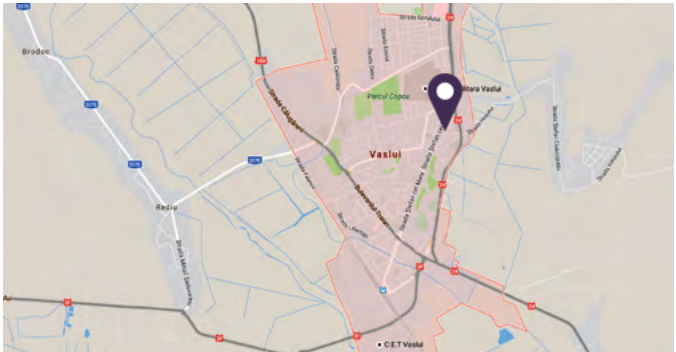
108,000
Average monthly traffic

KEY TENANTS
Carrefour Market, B&B Collection,
Herbalife



MERCHANDISING MIX:

	SUPERMARKET	10%
	RESTAURANTS & FOOD	15%
	CLOTHING & SHOES	41%
	ENTERTAINMENT	4%
	SERVICES	7%
	PHARMACY & COSMETICS	2%
	JEWELRIES & GIFTS & LIBRARY	3%
	HOUSE FURNISHING& APPLIANCE	17%
	OTHERS	1%



// CATCHMENT AREA MAP & LOCATION MAP
82 Stefan cel Mare St., Vaslui

City: Vaslui (capital city of Vaslui county)
Location: City center

55,407 inhabitants
70,000 catchment area

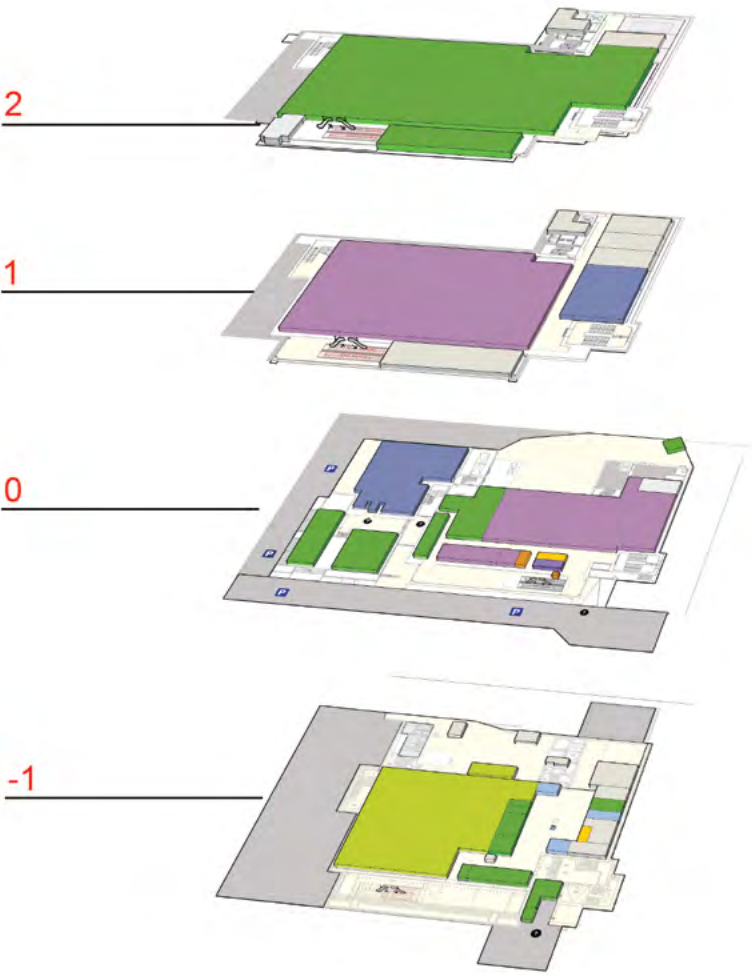
Shopping Center description

5,366
SQM GBA

3,387
SQM GLA

150,000
Average monthly traffic

KEY TENANTS
Carrefour Market, Pepco, Jolidon,
Rimmini Pizza



MERCHANDISING MIX:

	SUPERMARKET	16%
	RESTAURANTS & FOOD	36%
	CLOTHING & SHOES	34%
	ENTERTAINMENT	12%
	PHARMACY & COSMETICS	1%
	OTHERS	2%



// CATCHMENT AREA MAP & LOCATION MAP

34/36, Piata 1 Decembrie 1918 St., Turda

City: Turda (capital city of Cluj county)

Location: City center

47,744 inhabitants
60,000 catchment area

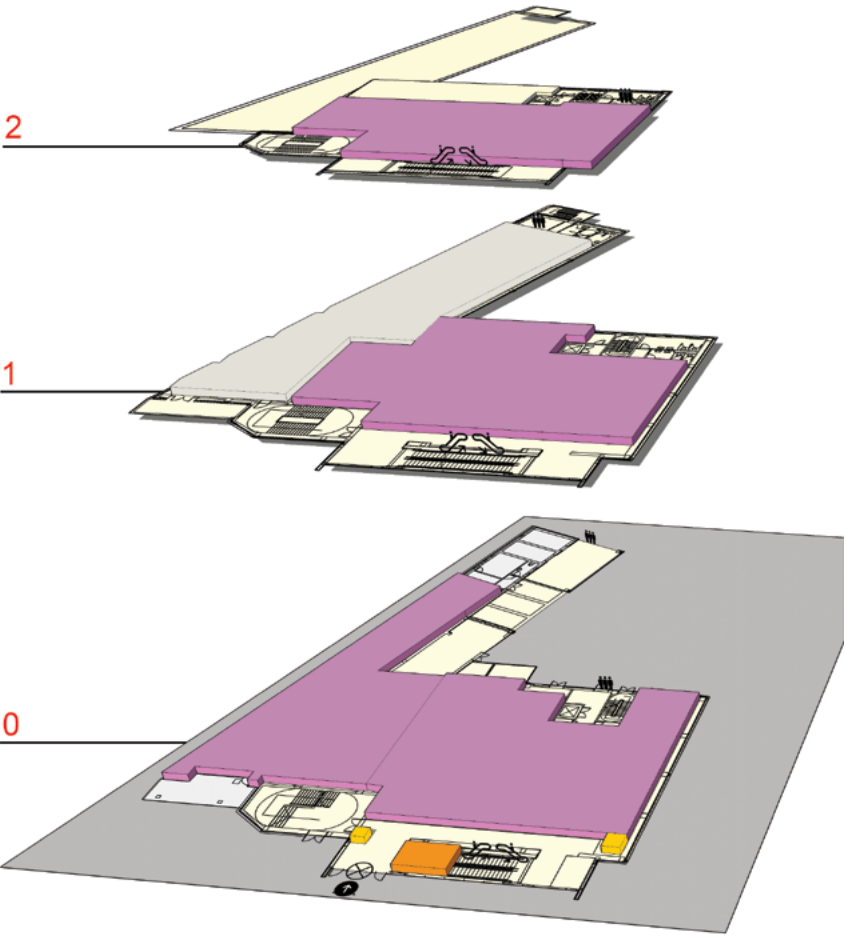
Shopping Center description

3,942
SQM GBA

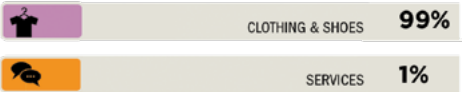
2,212
SQM GLA

67,000
Average monthly traffic

KEY TENANTS
Pepco



MERCHANDISING MIX:



// WINMARKT PLOIESTI JUNIOR OFFICE



// CATCHMENT AREA MAP & LOCATION MAP
2 Unirii St, Ploiesti

City: Ploiesti (capital city of Prahova county)
Location: City center

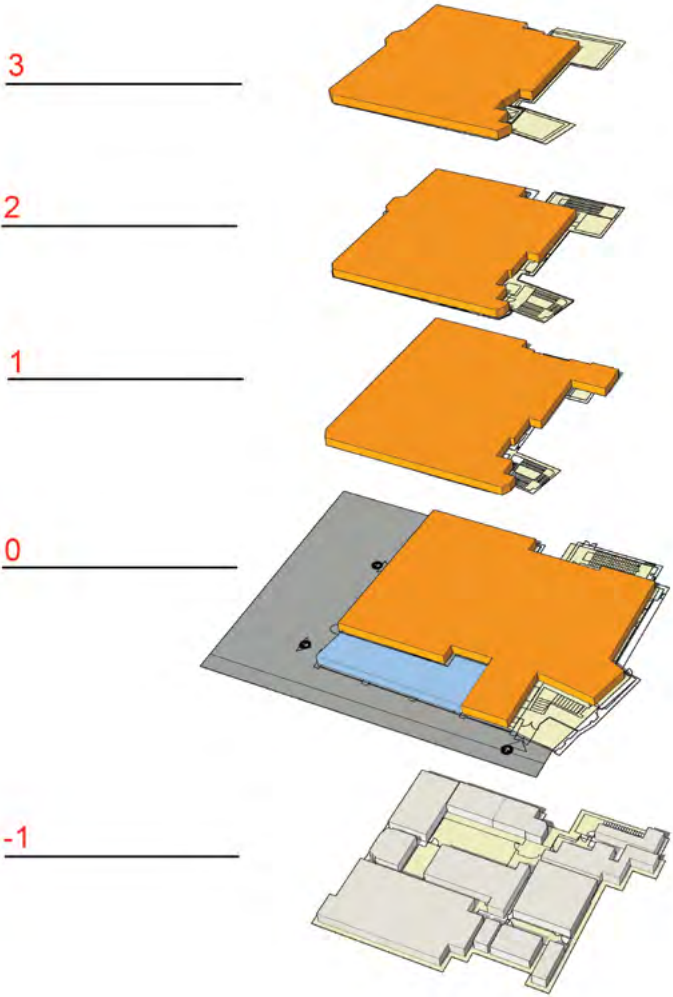
209,945 inhabitants
270,000 catchment area

Shopping Center description

3,167
SQM GBA

3,142
SQM GLA

KEY TENANTS
Oficiul De Cadastru Prahova, Dr. Max



MERCHANDISING MIX:



// KEY FIGURES
CIFRE CHEIE

REAL ESTATE			COMMERCIAL			FINANCIAL		
GBA (sqm) 159,709			YEARLY FOOTFALL ~ 25 millions			EBITDA MARGIN around 70%		
89,940 Retail	GLA (sqm)	93,082 Portfolio	MERCHANDISING MIX (sqm/rented)			FFO (year) > 5,8 millions €		
	3,142 Offices		10% Supermarkets	2% Electronics	42% Clothing			
			15% Entertainment	9% Services	22% Others			
FINANCIAL OCCUPANCY around 98%			STORE SIZE (sqm) 10% 0-100 24% 100-400 66% More than 400			COMMITTED CAPEX PLAN > 3 millions € 2022-2023		

// MAIN PARTNERS
PRINCIPALII PARTENERI

RETAILERS



CONSULTANTS



// THE IGD GROUP

GRUPUL IGD

We purchase, develop, manage and enhance our properties – first of all, shopping malls and hypermarket – with a view to the long term. Sustainability, flexibility and innovation are the keywords that guide our business and that allow us to enhance investments over time.

SOLID ROOTS AND STRONG INDUSTRIAL CULTURE TO TRANSFORM AMBITIONS INTO REALITY

We are one of the main players in Italy's retail real estate market. We own and manage shopping centers in Italy and Romania. Listed on the Star Segment of the Italian Stock Exchange since 2005. Our portfolio has almost quadrupled over the last 10 years and was worth €2.27 billion at 31 December 2020.

REAL ESTATE ASSETS

- > 27 shopping centers
- > 3 shopping centers held under master leases
- > 25 hypermarkets and supermarkets
- > 1 property held for trading
- > 1 plot of land for development
- > 6 additional real estate properties
- > 14 shopping centers in Romania (Winmarkt)
- > 1 office building (Winmarkt)

- > 2,265.7 eur million of real estate portfolio as at 31/12/2020
- > 2,127.1 Mn/€ Italy
- > 138.6 Mn/€ Romania

FREEHOLD AND MANAGEMENT

- > 42 shopping centers managed of which 27 freehold, 3 held under master leases and 12 under management
- > 1.750 number of stores.

Achiziționăm, dezvoltăm, gestionăm și îmbunătățim proprietățile noastre – în primul rând mall-uri și hipermarketuri – cu o viziune pe termen lung. Sustenabilitatea, flexibilitatea și inovația sunt cuvintele cheie care ne ghidează afacerea și care ne permit să intensificăm investițiile în timp.

ORIGINI SOLIDE ȘI O CULTURĂ INDUSTRIALĂ PUTERNICĂ CAPABILĂ SĂ TRANSFORME AMBIȚIILE ÎN REALITATE

Suntem unul dintre principalii jucători de pe piața imobiliară de retail din Italia. Deținem și gestionăm centre comerciale în Italia și România. Listat la Bursa Italiană, pe segmentul Star, încă din 2005. Portofoliul nostru a crescut aproape de patru ori în ultimii 10 ani și a avut o valoare de 2,27 miliarde EUR la 31 decembrie 2020.

ACTIVE IMOBILIARE

- > 27 centre comerciale
- > 3 centre comerciale deținute în baza contractelor de leasing master
- > 25 de hipermarketuri și supermarketuri
- > 1 proprietate deținută pentru tranzacționare
- > 1 teren pentru amenajare & dezvoltare
- > 6 proprietăți imobiliare suplimentare
- > 14 centre commerciale în Romania (Winmarkt)
- > 1 clădire de birouri (Winmarkt)

- > Un portofoliu imobiliar în valoare de 2.265,7 milioane euro la 31/12/2020
- > 2,127.1 milioane/€ Italia
- > 138,6 milioane/€ România

ADMINISTRAREA PROPRIETĂȚILOR:

- > 42 de centre comerciale administrate din care 27 în proprietate, 3 deținute în baza contractelor de închiriere master și 12 în administrare.
- > Un total de 1.750 de magazine.





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winmarkt
shopping in center