



# IGD'S

SHOPPING CENTER  
**PORTFOLIO**

## // SPAZI DA VIVERE

PLACES TO BE LIVED IN

Cos'è uno spazio da vivere?

È un luogo di incontro, è condivisione, convivialità. Insomma, per Spazi da vivere intendiamo tutti i nostri centri commerciali. Certo, sono luoghi dedicati allo shopping, ma sono anche molto di più. Perché? Perché i centri IGD sono luoghi che ricoprono un importante ruolo sociale, e tutto parte dallo spirito di aggregazione. Centri che sono veri e propri punti di riferimento sul territorio, posti in cui incontrarsi, condividere delle esperienze insieme, realtà vive, dinamiche, che evolvono nel tempo e si adattano alle necessità dei clienti e al loro benessere.

*What is a space to be lived in?*

*It's a meeting place, a place to be shared and experienced together. In short, for spaces to be lived in we mean all our shopping centers. Yes, they are shopping destinations, but also so much more. Why? Because IGD's centers have an important social role which begins with the spirit of bringing people together. Centers that are truly local points of reference, places to meet others, share experiences, exciting and dynamic realities, which change over time and adapt to the needs of customers and their wellbeing.*



# // IL GRUPPO IGD

THE IGD GROUP

Partiamo dai nostri valori, per creare valore. Sostenibilità, flessibilità e innovazione. È così che guidiamo la nostra attività, valorizzando nel tempo gli investimenti. Acquistiamo, sviluppiamo, gestiamo e valorizziamo i nostri immobili, soprattutto gallerie commerciali e ipermercati, in un'ottica di lungo termine.

*We start with our values, to create value. Sustainability, flexibility and innovation. This is what drives what we do and the enhancement of our investments over time. We purchase, develop, manage and improve our properties, mainly shopping malls and hypermarkets, with a view to the long-term.*

## // SALDE RADICI E FORTE CULTURA INDUSTRIALE

SOLID ROOTS AND STRONG INDUSTRIAL CULTURE

Trasformiamo le ambizioni in realtà, perché siamo uno dei principali attori del segmento Retail del settore immobiliare italiano. Siamo attivi in Italia e Romania attraverso la proprietà e gestione di Centri Commerciali. Siamo quotati sul segmento Euronext STAR di Borsa Italiana dal 2005. Al 30 giugno 2023, il nostro portafoglio è stato valutato 2,01 miliardi di euro ed è quasi quadruplicato negli ultimi dieci anni.

*As one of the main players in Italy's retail real estate segment, we know how to transform our ambitions into reality. We are active in Italy and Romania where we own and manage shopping centers. Listed on Borsa Italiana's Euronext STAR segment since 2005, our portfolio has almost quadrupled in value over the last ten years and at 30 June 2023 was valued at €2.01 billion.*



# // IL PATRIMONIO IMMOBILIARE

REAL ESTATE ASSETS



**27 CENTRI COMMERCIALI**  
27 SHOPPING CENTERS



**2 CENTRI COMMERCIALI IN MASTER LEASE**  
2 SHOPPING CENTERS COVERED UNDER A MASTER LEASE



**19 IPERMERCATI E SUPERMERCATI**  
19 HYPERMARKETS AND SUPERMARKETS



**1 IMMOBILE PER TRADING**  
1 ASSET HELD FOR TRADING



**1 TERRENO OGGETTO DI SVILUPPO DIRETTO**  
1 DEVELOPMENT PROJECT



**6 ULTERIORI PROPRIETÀ IMMOBILIARI**  
6 OTHER PROPERTIES



**14 CENTRI COMMERCIALI IN ROMANIA (WINMARKT)**  
14 SHOPPING CENTERS IN ROMANIA (WINMARKT)



**1 PALAZZINA UFFICI (WINMARKT)**  
1 OFFICE BUILDING (WINMARKT)

**2.005,1**

**MILIONI DI EURO DI PATRIMONIO IMMOBILIARE**  
2,005.1 eur million of real estate portfolio (30/06/2023)

**1.878,20 Mn/€ Italia**  
1,878.20 Mn/€ Italy

**126,90 Mn/€ Romania**  
126.90 Mn/ Romania

## // LA SQUADRA

THE TEAM



**166 PROFESSIONISTI**  
166 PROFESSIONALS

Il nostro più grande valore, però, sono le persone. In IGD contiamo su una squadra preparata e motivata. Il top management dell'azienda è affiancato da oltre 160 professionisti con competenze specifiche, che hanno l'obiettivo di gestire le attività commerciali, immobiliari e amministrative di un sistema complesso e in continua evoluzione. A cominciare dall'attenzione per il territorio.

*Our greatest asset, however, are our people. In IGD we can rely on an expert, motivated team. The company's top management is supported by more than 160 professionals with specific knowhow who manage the commercial, real estate and administrative activities of a complex and ever-changing system, which begins by focusing on the local community.*

## // LA GESTIONE IN ITALIA

FREEHOLD AND MANAGEMENT IN ITALY



**42 CENTRI COMMERCIALI, DI CUI 27 DI PROPRIETÀ, 2 IN MASTER LEASE E 12 IN GESTIONE**  
42 SHOPPING CENTERS, OF WHICH 27 FREEHOLD, 2 COVERED UNDER A MASTER LEASE AND 12 UNDER MANAGEMENT



**1.574 NEGOZI**  
1,574 stores



## // LA SOSTENIBILITÀ SUSTAINABILITY

Come IGD abbiamo un grande obiettivo: quello di creare valore per tutti i nostri stakeholder, ovvero azionisti, investitori, dipendenti, clienti e fornitori. Il percorso attraverso il quale la Società ritiene possibile la creazione di valore è quello di una crescita costante incentrata sulla sostenibilità.

*We have one overriding objective in IGD: to create value for all our stakeholders; shareholders, investors, employees, customers and suppliers. The Company believes this is possible through steady, sustainable growth.*



### // SPAZI DA VIVERE, IN VERDE GREEN SPACES TO BE LIVED IN

La sostenibilità ambientale non è solo uno sguardo al futuro, ma un impegno costante e presente. Con un punto fermo: l'obiettivo di rendere i nostri Centri Commerciali "zero emissions" al 2030.

*Environmental sustainability is not only about the future, but it is also part of a constant and ongoing commitment with a steadfast objective: to have "zero emissions" shopping centers by 2030.*



## becoming g.r.e.a.t.

Nasciamo nel mondo cooperativo, con l'idea di operare nel nostro settore nel lungo periodo. Per questa ragione abbiamo intrapreso, a partire dal 2011, un percorso orientato alla sostenibilità, integrando sempre più questi aspetti nelle nostre strategie e nel nostro core business.

Abbiamo deciso di crescere costantemente in maniera sostenibile in un'ottica che definiamo "G.R.E.A.T.", ovvero "Green, Responsible, Ethical, Attractive", insieme ai nostri stakeholder ("Together"), che raccoglie i 12 temi da noi ritenuti imprescindibili (c.d. *material*):

### green

Climate change / Accessibilità e mobilità

### responsible

Buona occupazione / Parità di genere / Salute, benessere e sicurezza

### ethical

Governance, etica e corruzione

### attractive

Valorizzazione sostenibile del portafoglio / Offerta / Spazi da vivere / Innovazione

### together

Stakeholder engagement / Comunità locali



Per 8 anni consecutivi, a partire dal 2015, abbiamo conseguito l'EPRA GOLD AWARD, uno dei più importanti e ambiti premi internazionali sulla sostenibilità all'interno del settore in cui operiamo.

### // BREEAM E BREEAM IN USE

Dopo l'ottenimento della prima certificazione BREEAM del Centro Commerciale Sarca nel 2016, stiamo proseguendo il nostro lavoro aggiungendo ulteriori certificazioni BREEAM IN USE per altri 9 nostri key asset: Katanè, Tiburtino, Esp, Puntadiferro, Conè, Leonardo, Porte di Napoli, Centro d'Abruzzo e Maremà. Si tratta di uno degli standard internazionali più importanti sia per la sostenibilità ambientale dei Centri Commerciali sia per l'attenzione verso il miglioramento complessivo del benessere di chi li frequenta.

*We were born as part of the world of cooperatives with the idea of being a long-term part of the sector. For this reason, beginning in 2011 we undertook a path focused on sustainability and increasingly included these aspects in our strategies and our core business.*

*We decided to grow constantly and sustainably with a view to what we define as "G.R.E.A.T.", or "Green, Responsible, Ethical, Attractive", "Together" with our stakeholders, which encompasses the 12 topics we deem material:*

### green

Climate change / Accessibility and mobility

### responsible

Good employment / Gender equality / Health, wellbeing and safety

### ethical

Governance, ethics and corruption

### attractive

Sustainable enhancement of the portfolio / Offering / Spaces to be lived in / Innovation

### together

Stakeholder engagement / Local communities

*For 8 years in a row, beginning in 2015, we have received the EPRA GOLD AWARD, one of our sector's most important and prestigious international sustainability awards.*

*After obtaining the first BREEAM certification for the Sarca Shopping Center in 2016, we are continuing to work on getting BREEAM IN USE certification for an additional 9 of our key assets: Katanè, Tiburtino, Esp, Puntadiferro, Conè, Leonardo, Porte di Napoli, Centro d'Abruzzo and Maremà. This certification is one of the most important international standards for both the environmental sustainability of shopping centers and improvement in the overall wellbeing of property users.*





// CENTRI COMMERCIALI IN ITALIA  
*SHOPPING CENTERS IN ITALY*

# // I MAGGIORI SHOPPING CENTER IGD IN ITALIA

IGD'S MOST IMPORTANT SHOPPING CENTERS IN ITALY



**P. 14**

**MONDOVICINO  
SHOPPING  
CENTER &  
RETAIL PARK**

MONDOVÌ (CN)



**P. 16**

**I BRICCHI**

ISOLA D'ASTI (AT)



**P. 18**

**CENTROLUNA**

SARZANA (SP)



**P. 20**

**CENTRO SARCA**

SESTO S.GIOVANNI  
(MI)



**P. 22**

**GRAN RONDÒ**

CREMA (CR)



**P. 24**

**LA FAVORITA  
SHOPPING  
CENTER &  
RETAIL PARK**

MANTOVA



**P. 26**

**MILLENNIUM  
GALLERY**

ROVERETO (TN)



**P. 28**

**CONÈ**

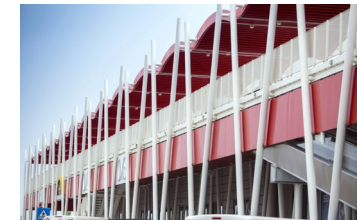
ICONEGLIANO  
(TV)



**P. 30**

**CENTRO PIAVE**

SAN DONÀ  
DI PIAVE (VE)



**P. 32**

**CLODÌ**

CHIOGGIA (VE)



**P. 34**

**CENTRO NOVA\***

VILLANOVA DI  
CASTENASO (BO)



**P. 36**

**CENTRO LAME**

BOLOGNA



**P. 38**

**CENTRO BORGO**

BOLOGNA



**P. 40**

**CENTRO  
LEONARDO**

IMOLA



**P. 42**

**ESP**

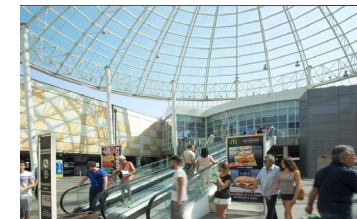
RAVENNA



**P. 44**

**LE MAIOLICHE**

FAENZA (RA)



**P. 46**

**PUNTA  
DI FERRO**

FORLÌ



**P. 48**

**LUNGO SAVIO**

CESENA



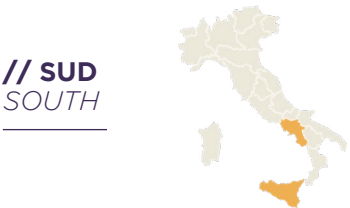
I MAGGIORI SHOPPING CENTER IGD IN ITALIA  
IGD'S MOST IMPORTANT SHOPPING CENTERS IN ITALY



**P. 56**  
**MAREMÀ**  
GROSSETO



**P. 62**  
**CENTRO D'ABRUZZO**  
PESCARA



**P. 70**  
**LE PORTE DI NAPOLI**  
AFRAGOLA (NA)



**P. 52**  
**PORTA A MARE**  
LIVORNO



**P. 58**  
**CITTÀ DELLE STELLE**  
ASCOLI PICENO



**P. 64**  
**TIBURTINO**  
GUIDONIA (RM)



**P. 54**  
**FONTI DEL CORALLO\***  
LIVORNO



**P. 60**  
**CENTRO PORTO GRANDE**  
PORTO D'ASCOLI (AP)



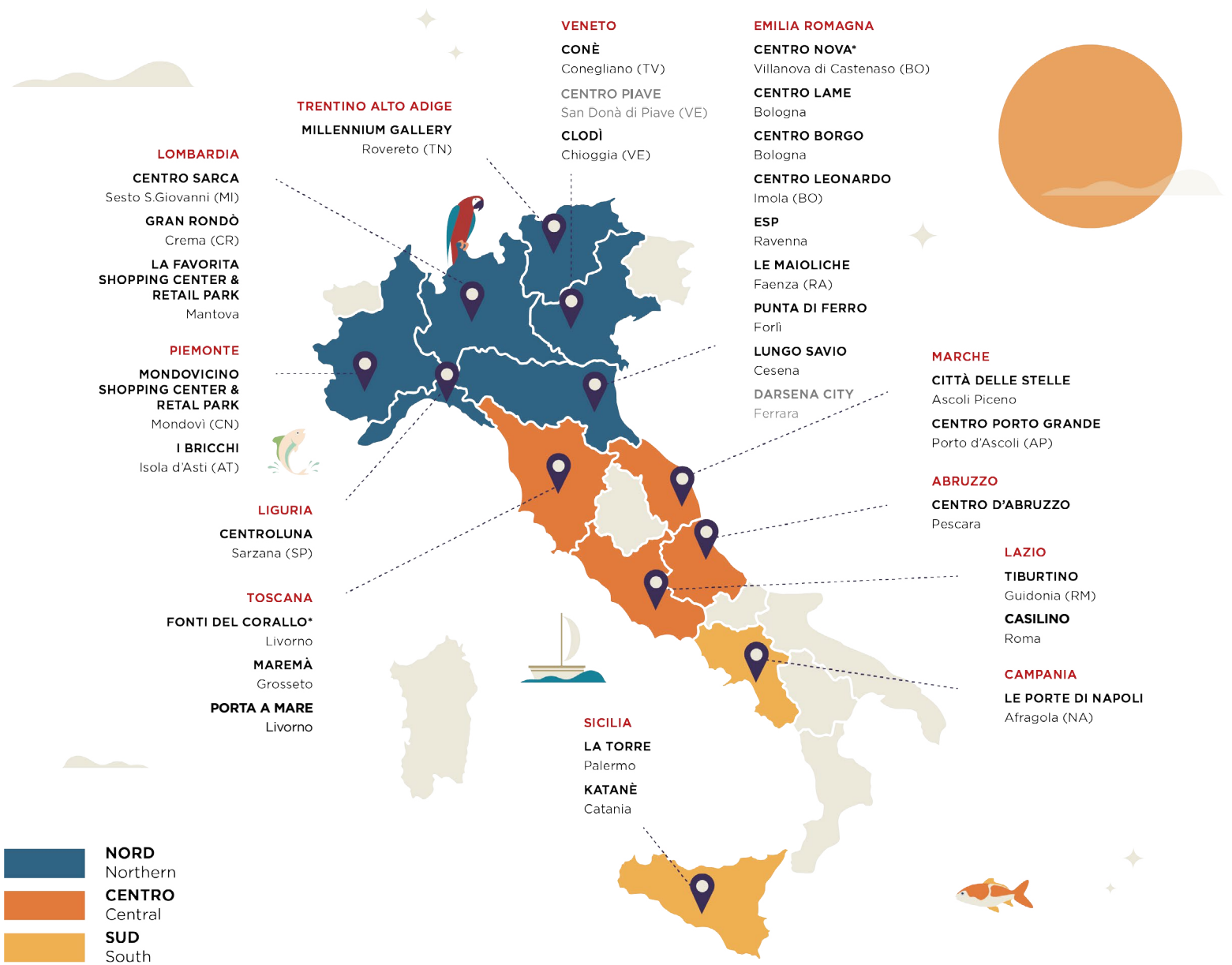
**P. 66**  
**CASILINO**  
ROMA



**P. 74**  
**KATANÉ**  
CATANIA

\* In master lease /  
Held under master leases

// 27 SHOPPING MALLS  
E 2 IN MASTER LEASE / AND 2 UNDER MASTER LEASES

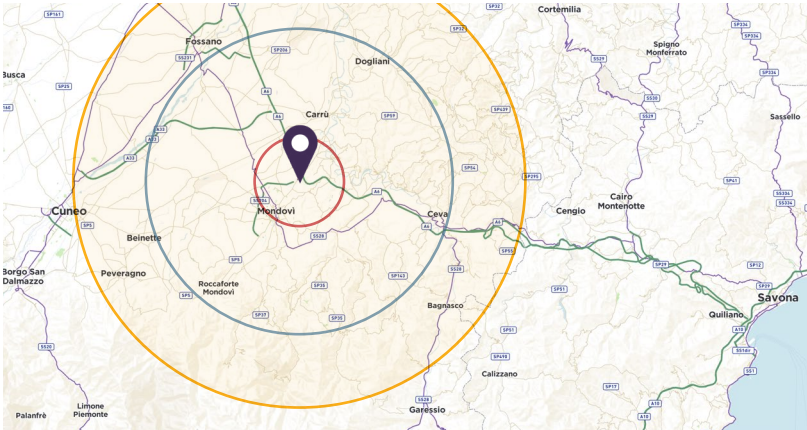






// NORD  
NORTHERN

P.zza Cerea, 15 - 12084 Mondovì (Cuneo) - Piemonte - Italy



| 2007                       | 2013                                                                            |
|----------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

→ [www.mondovicino.it](http://www.mondovicino.it)

## // PLUS

**Location eccellente:** a pochi metri dal casello autostradale A6 Torino - Savona, facilmente raggiungibile e in tempi brevi dalle grandi città del Nord Ovest e del Sud della Francia

### Importanti flussi turistici verso le Langhe, le stazioni sciistiche e la Riviera ligure

**1 Ipermercato, 11 medie superfici e 43 punti vendita** garantiscono attrattività alla struttura.

Inserito in un ampio contesto commerciale

**Bacino diversificato**, favorito dalla posizione baricentrica rispetto ad aree ad alta concentrazione di turismo e dall'ottima viabilità

**Excellent location:** just a few meters from the A6 Turin - Savona motorway exit, easily and quickly reachable from the largest cities in Northeast Italy and the South of France

**Important tourist flows** towards  
Le Langhe area, ski resorts and  
the Italian Riviera

**1 hypermarket, 11 midsize stores  
and 43 stores** guarantee  
the property's appeal

Located in a broad commercial context

*Diversified customer base due to its proximity to very popular tourist areas and convenient location*

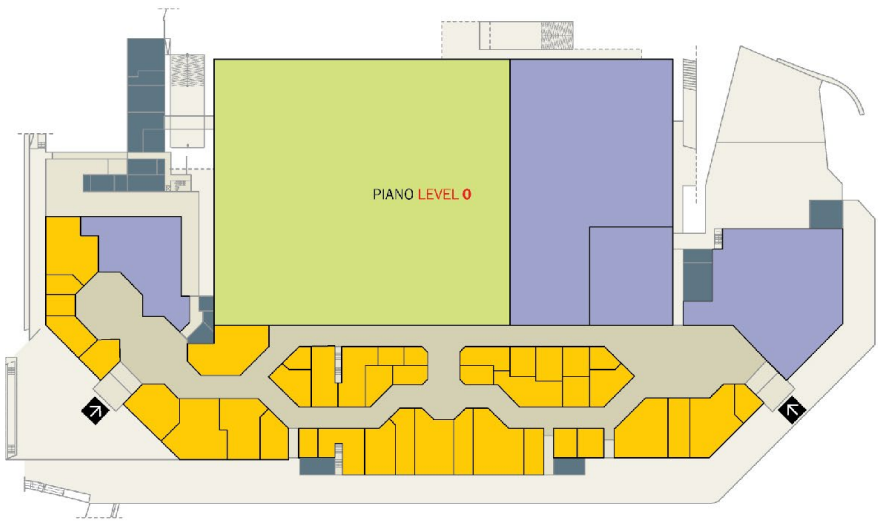
- **0-10 Min:** 32.000 abitanti
- **10-20 Min:** 52.000 abitanti
- **20-30 Min:** 66.000 abitanti

**150.000 residenti**

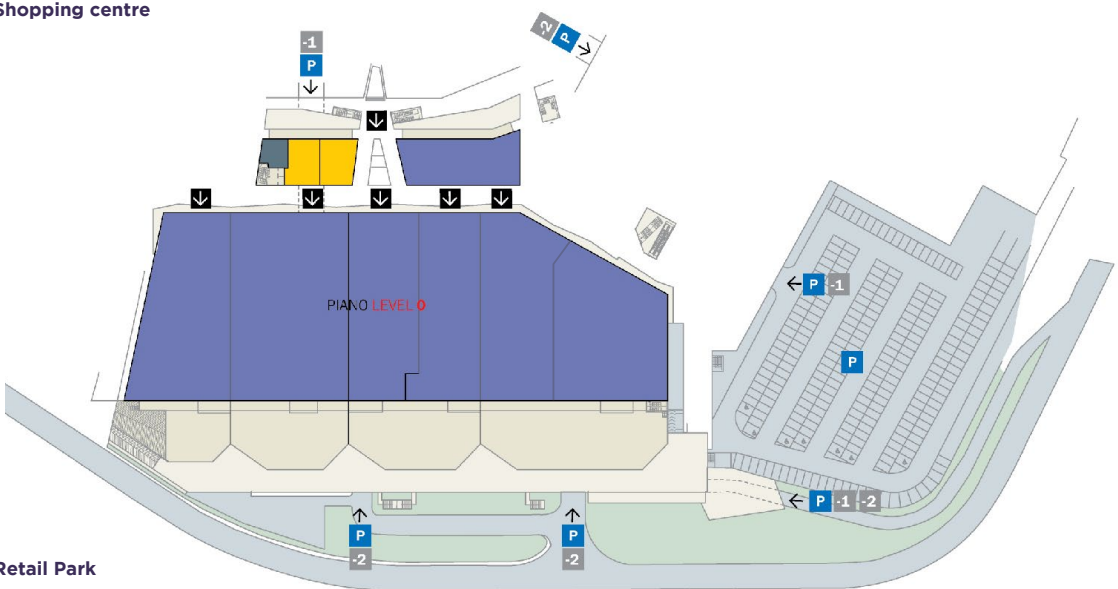
calcolati in un raggio di 30 minuti d'auto

**150,000 inhabitants** can reach the center in 30 minutes by car

| Shopping centre                         |                                         |                           |                                           |                                |                                    | Retail park                            |                                |                                    |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|------------------------------------|----------------------------------------|--------------------------------|------------------------------------|-------------------------------------|
| <b>7.197</b>                            | <b>IPERCOOP</b>                         | <b>12.550</b>             | <b>7.500</b>                              | <b>41</b>                      | <b>4</b>                           | <b>9.660</b>                           | <b>2</b>                       | <b>7</b>                           | <b>4.500</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> s | GLA totali mq<br><i>Total GLA sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> s | Posti auto<br><i>Parking places</i> |



### Shopping centre



## Retail Park



## Note

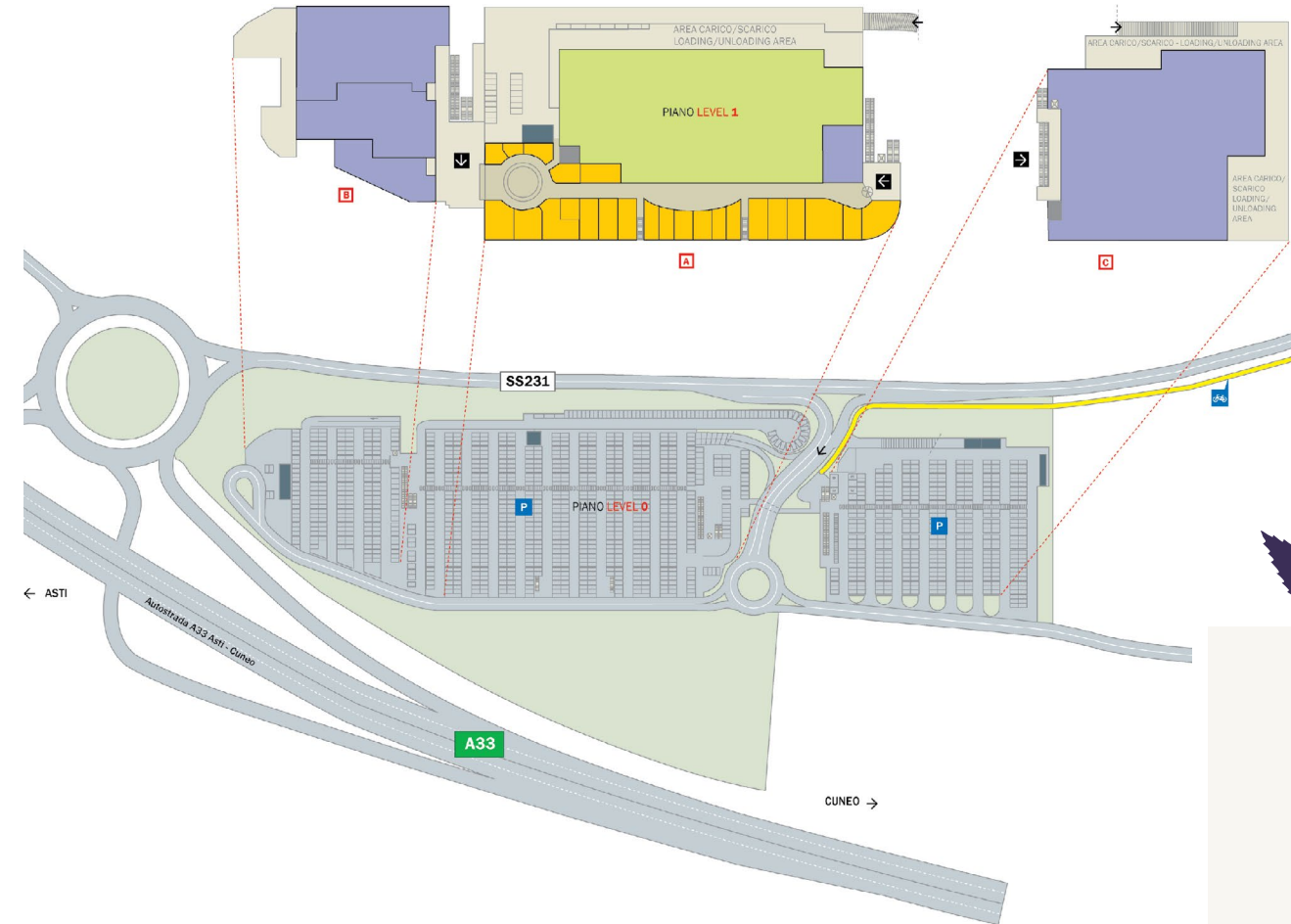


The map shows the Asti area with a red circle highlighting the immediate vicinity of the town and a green circle showing a larger surrounding area. The map includes labels for various towns and roads.

IGD SIIQ SPA

Covered, street level **parking**

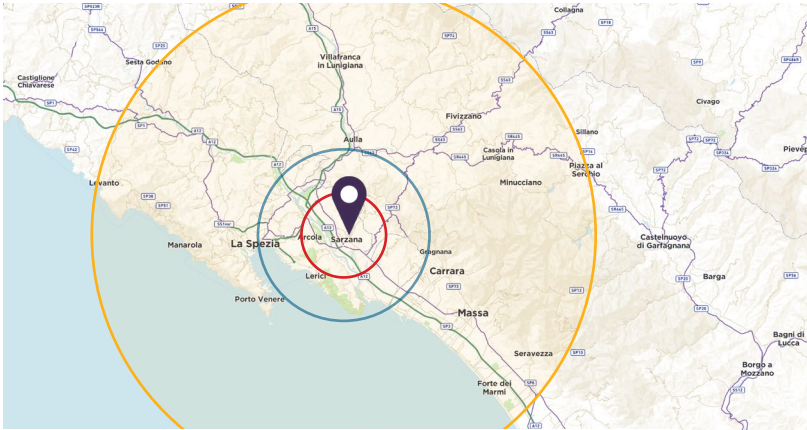
**1.450**  
Posti auto  
*Parking places*



IGD SIIQ SPA



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via Variante Cisa, 40 - 19038 Sarzana (La Spezia) - Liguria - Italy



1992

Apertura  
Opening

➔ [www.centrolunasarzana.it](http://www.centrolunasarzana.it)

// **PLUS**

Il centro è inserito in un **contesto a destinazione mista** che ospita residenze, strutture retail oltre che l'Ospedale di Sarzana

**Il tenore di vita** del bacino di utenza è superiore alla media italiana

**Buona accessibilità** tramite le strade SR439 e SS62 e facilmente raggiungibile anche con mezzi pubblici

The center is **located in an area with a mixed uses:** residential, retail and Sarzana Hospital

The catchment area **living standards** are above the Italian average

**Easily reachable** through SR 439 and SS 62 roads and also by public transport

- **0-10 Min:** 44.167 abitanti
- **10-20 Min:** 215.678 abitanti
- **20-30 Min:** 137.355 abitanti

**400.000 residenti**

calcolati in un raggio di 30 minuti d'auto a cui si aggiungono importanti flussi turistici soprattutto nel periodo estivo

**400,000 inhabitants** can reach the center in 30 minutes by car and important tourist flows mainly in the summer months

Shopping centre

3.575

GLA Galleria mq  
Mall GLA sq.m

**IPERCOOP**  
Ancora  
alimentare  
Food anchor

11.500

GLA mq  
GLA sq.m

6.800

Area vendita mq  
Sales Area sq.m

38

Punti vendita  
Stores

1

Media superficie  
Anchor

1.000

Posti auto  
Parking places



Shopping centre



**Note**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

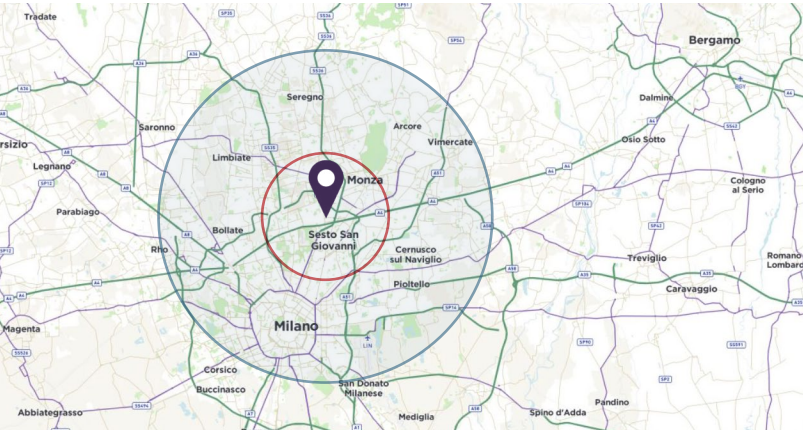
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// **CENTROSARCA**  
SESTO SAN GIOVANNI (MILANO)



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via Milanese snc - 20099 Sesto San Giovanni (Milano) - Lombardia - Italy



| 2003                       | 2015                          | 2013                                                                            |
|----------------------------|-------------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Restyling<br><i>Restyling</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

➡ [www.centrosarca.it](http://www.centrosarca.it)

// **PLUS**

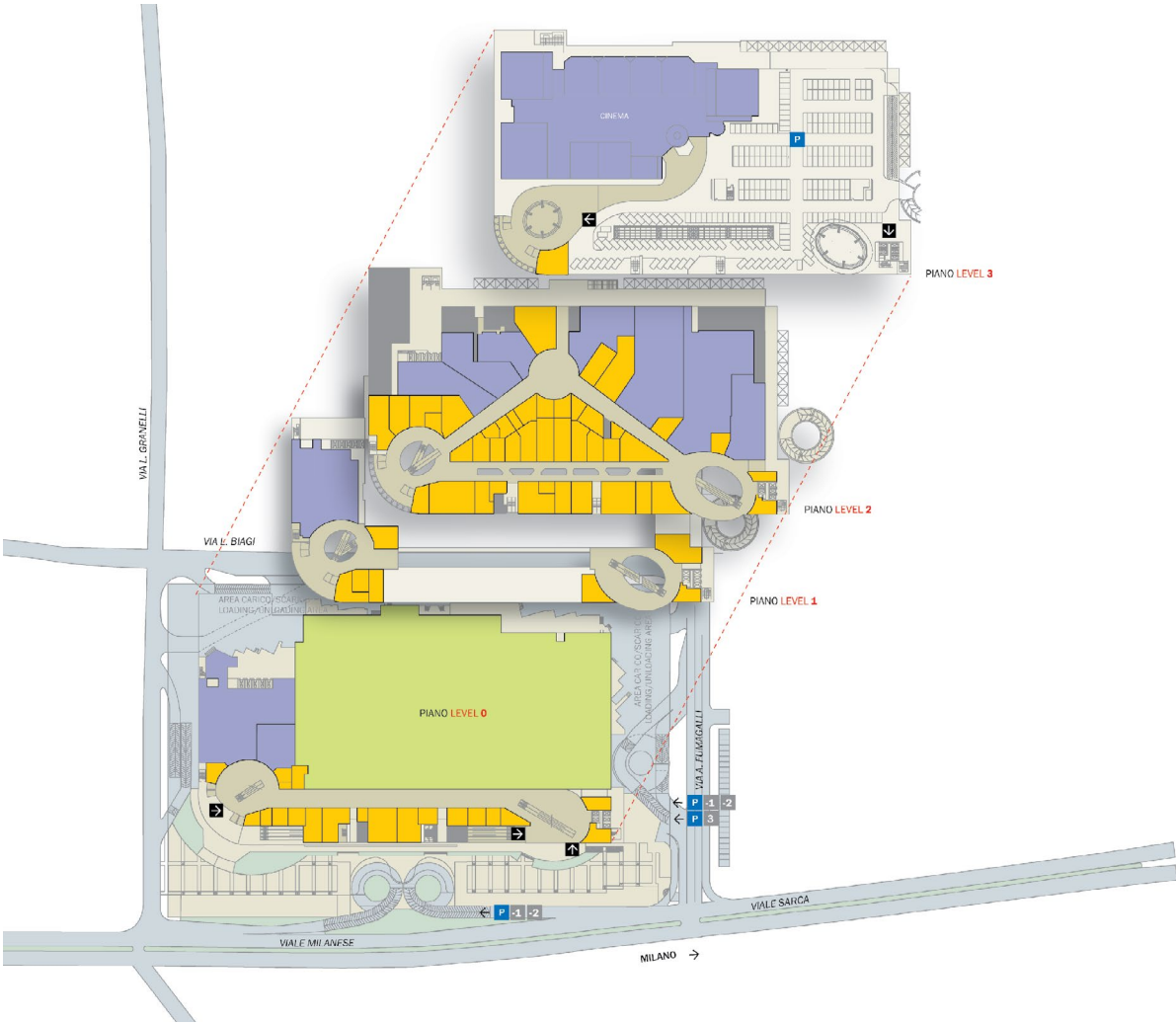
|                                                                                                                                                                                                            |                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ampia ed attrattiva offerta commerciale</b> con 9 medie superfici e 14 ristoranti                                                                                                                       | <b>Varied and appealing merchandise</b> with 9 midsize stores and 14 restaurants                                                                              |
| <b>Multisala Notorious</b> cinema con 10 sale                                                                                                                                                              | <b>Notorious Cinemas</b> - The Experience with 10 theaters                                                                                                    |
| <b>Ottima location</b> su via Milanese, una delle direttrici principali di Sesto San Giovanni, nella periferia nord di Milano. Facilmente raggiungibile anche in tram e metropolitana dal centro di Milano | <b>Excellent location</b> along via Milanese, one of Sesto San Giovanni's main roads, north of Milan. Also easy to reach by bus or subway from downtown Milan |
| <b>Sesto San Giovanni</b> è uno dei comuni con più alta densità di popolazione dell'hinterland milanese                                                                                                    | <b>Sesto San Giovanni</b> is one of the most densely populated cities found in Milan's hinterland                                                             |

- **0-10 Min:** 548.875 abitanti
- **10-20 Min:** 1.581.849 abitanti

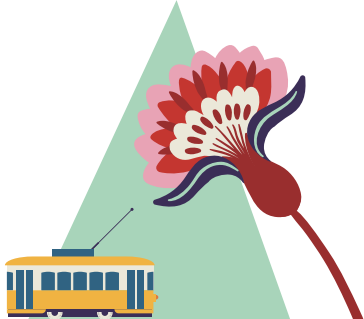
**2.131.000 residenti**  
calcolati in un raggio di 20 minuti d'auto

*2,131,000 inhabitants can reach the center in 20 minutes by car*

| Shopping centre                         |                                         |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| <b>23.773</b>                           | <b>IPERCOOP</b>                         | <b>11.000</b>             | <b>7.300</b>                              | <b>72</b>                      | <b>10</b>                         | <b>2.500</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



Shopping centre



**Note**



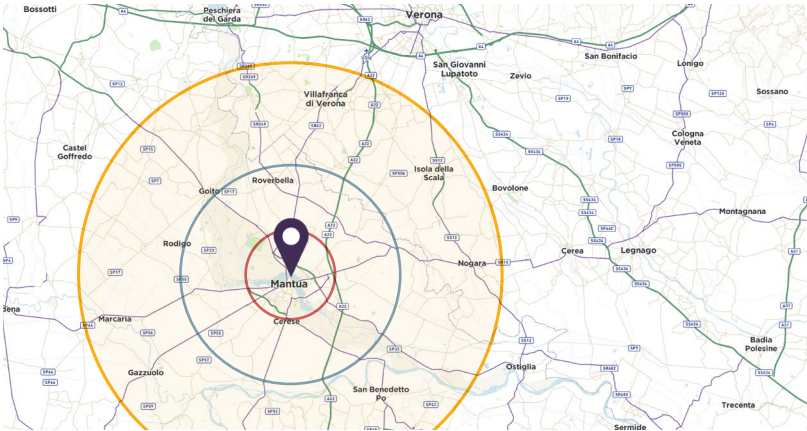
[illegible]



// LA FAVORITA SHOPPING CENTER & RETAIL PARK  
MANTOVA



// CATCHMENT AREA MAP & LOCATION MAP  
Piazzale Cesare Beccaria, 1 - 46100 Mantova - Lombardia - Italy



| 1996                       | 2022                          |
|----------------------------|-------------------------------|
| Apertura<br><i>Opening</i> | Restyling<br><i>Restyling</i> |

➡ [www.centrolafavorita.com](http://www.centrolafavorita.com)

// PLUS

|                                                                                                                                                                                                         |                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Eccellente visibilità e posizione strategica</b> a soli 3 minuti di distanza dall'uscita della tangenziale e a 5 minuti dal centro città e dalla stazione ferroviaria                                | <b>Excellent visibility and strategic position</b> at only 3 minutes from the ring road exit and 5 minutes from the city centre and the railway station                              |
| Il centro si trova all'interno di un'area che comprende un retail park, un brico, un cinema multiplex, un'arena per eventi - sportivi e di spettacolo - oltre che residenziale, direzionale ed un hotel | The center is part of an area which includes a retail park, a brico, a multiplex, and an arena for events - sports and shows - together with residential, business units and a hotel |
| <b>Mantova ha un indice di reddito e di consumo molto superiori alla media nazionale</b>                                                                                                                | <b>Mantua has an income and consumption indexes above the national average</b>                                                                                                       |

- 0-10 Min: 58.821 abitanti
- 10-20 Min: 86.360 abitanti
- 20-30 Min: 139.509 abitanti

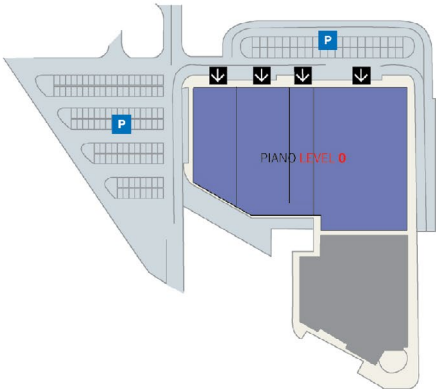
**285.000 residenti**  
calcolati in un raggio di 30 minuti d'auto. A ciò si aggiungono importanti flussi turistici

*285,000 inhabitants can reach the center in 30 minutes by car. Moreover there are important touristic flows*

| Shopping centre                         |                                            |                           |                                           |                                | Retail park                      |                                        |                                  |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|----------------------------------|----------------------------------------|----------------------------------|-------------------------------------|
| <b>7.400</b>                            | <b>IPERCOOP</b>                            | <b>11.000</b>             | <b>6.500</b>                              | <b>33</b>                      | <b>4</b>                         | <b>6.214</b>                           | <b>4</b>                         | <b>3.000</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> | GLA totali mq<br><i>Total GLA sq.m</i> | Medie superfici<br><i>Anchor</i> | Posti auto<br><i>Parking places</i> |



Shopping centre



Retail Park

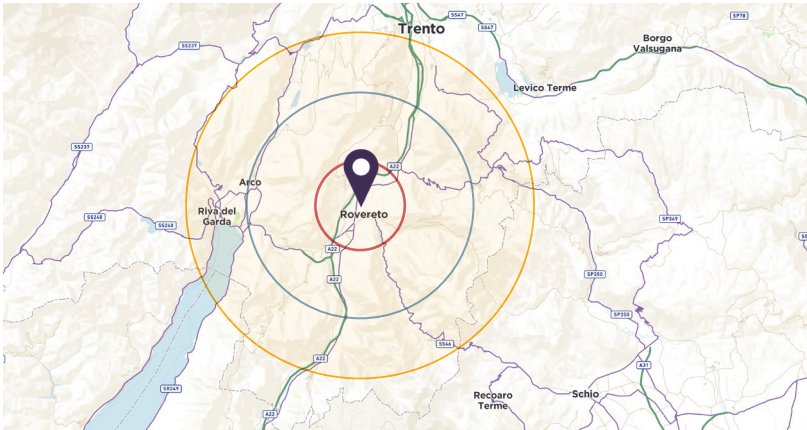


Note

// **MILLENNIUM CENTER**  
ROVERETO (TRENTO)



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via del Garda, 175 - 38068 Rovereto (Trento) - Trentino Alto Adige - Italy



2004

Apertura  
Opening

➔ [www.millenniumcenter.info](http://www.millenniumcenter.info)

// **PLUS**

**Tra le più importanti strutture commerciali del Trentino Alto Adige**, situato vicino al Lago di Garda

**Facile da raggiungere:** diverse le strade statali e le arterie di collegamento che intersecano l'area, tra cui l'autostrada del Brennero che conduce rapidamente a Trento

**Importanti flussi turistici**

**Ampia offerta commerciale e di servizi**

*One of the most important commercial structures in the Trentino Alto Adige region, located near Garda Lake*

*Easy to reach: a number of state highways and main roads intersect here, including the Brennero motorway which leads directly to Trento*

*Important tourist flows*

*Vast assortment of merchandise and services*

- **0-10 Min:** 51.762 abitanti
- **10-20 Min:** 30.744 abitanti
- **20-30 Min:** 54.875 abitanti

**137.380 residenti**  
calcolati in un raggio di 30 minuti d'auto

*137,380 inhabitants can reach the center in 30 minutes by car*

Shopping centre

7.683

GLA Galleria mq  
Mall GLA sq.m

**SUPERSTORE 4.500**  
**DESPAR**  
Ancora  
alimentare  
Food anchor

GLA mq  
GLA sq.m

3.300

Area vendita mq  
Sales Area sq.m

32

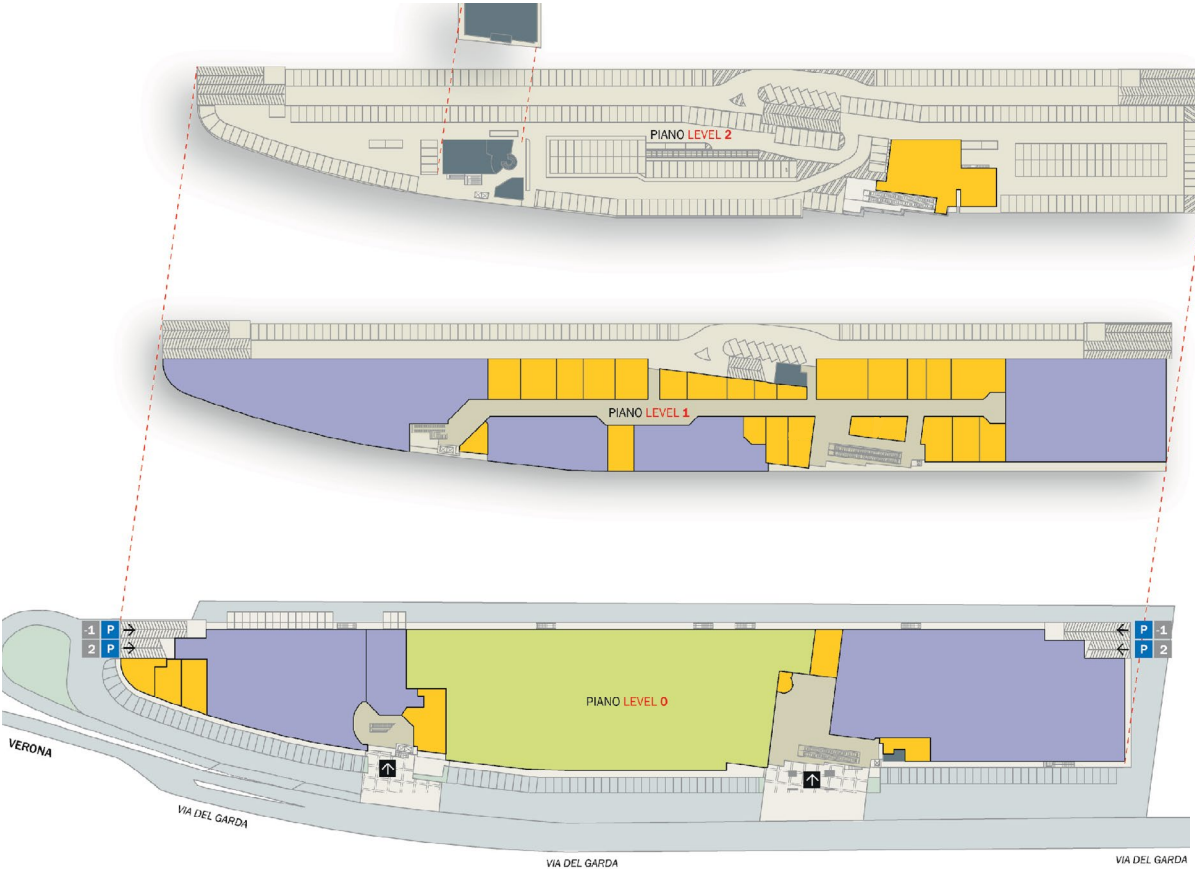
Punti vendita  
Stores

7

Medie superfici  
Anchors

900

Posti auto  
Parking places



Shopping centre

**Note**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

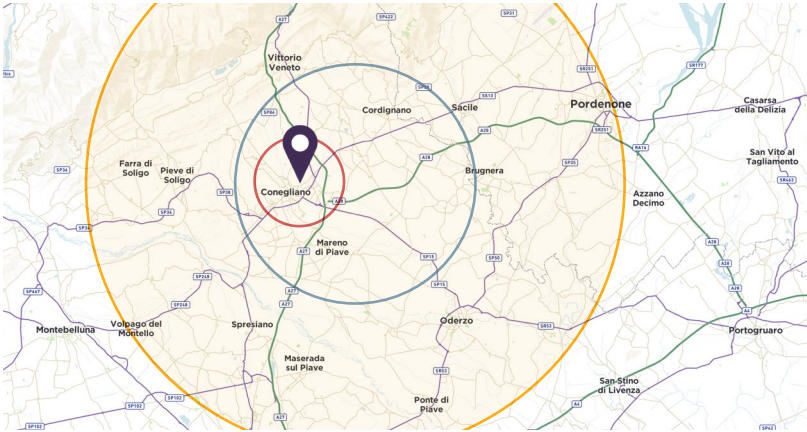
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\_\_\_\_\_





// CATCHMENT AREA MAP & LOCATION MAP  
Via Molise, Quartiere dello Sport, Porta San Giuseppe - 31015 Conegliano (Treviso) - Veneto - Italy



| 2010                       | 2021                            | 2013                                                                            |
|----------------------------|---------------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Ampliamento<br><i>Expansion</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

➡ [www.centrocommercialecone.it](http://www.centrocommercialecone.it)

// PLUS

**Posizione strategica:** il centro sorge all'interno di una vera e propria cittadella dello shopping, dello sport e del tempo libero

**Accessi stradali su ogni lato:** dal casello autostradale A27 - Conegliano, dalla statale SS13 - Pontebbana e dal centro cittadino

**Bacino con reddito pro-capite tra i più alti d'Italia** e scarsa presenza di competitors nel bacino primario

**Ampia e variegata offerta commerciale**

**Strategic position:** the centre was built inside a genuine citadel of shopping, sport and leisure

**Road access on each side:** from the A27 - Conegliano motorway toll booths, from the SS13 - Pontebbana and from the town centre

**Catchment area with one of the highest per capita incomes in Italy**

**Vast assortment of merchandise and services**

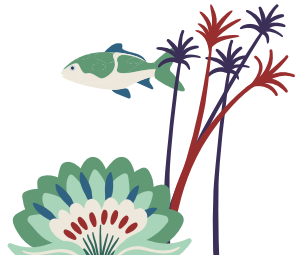
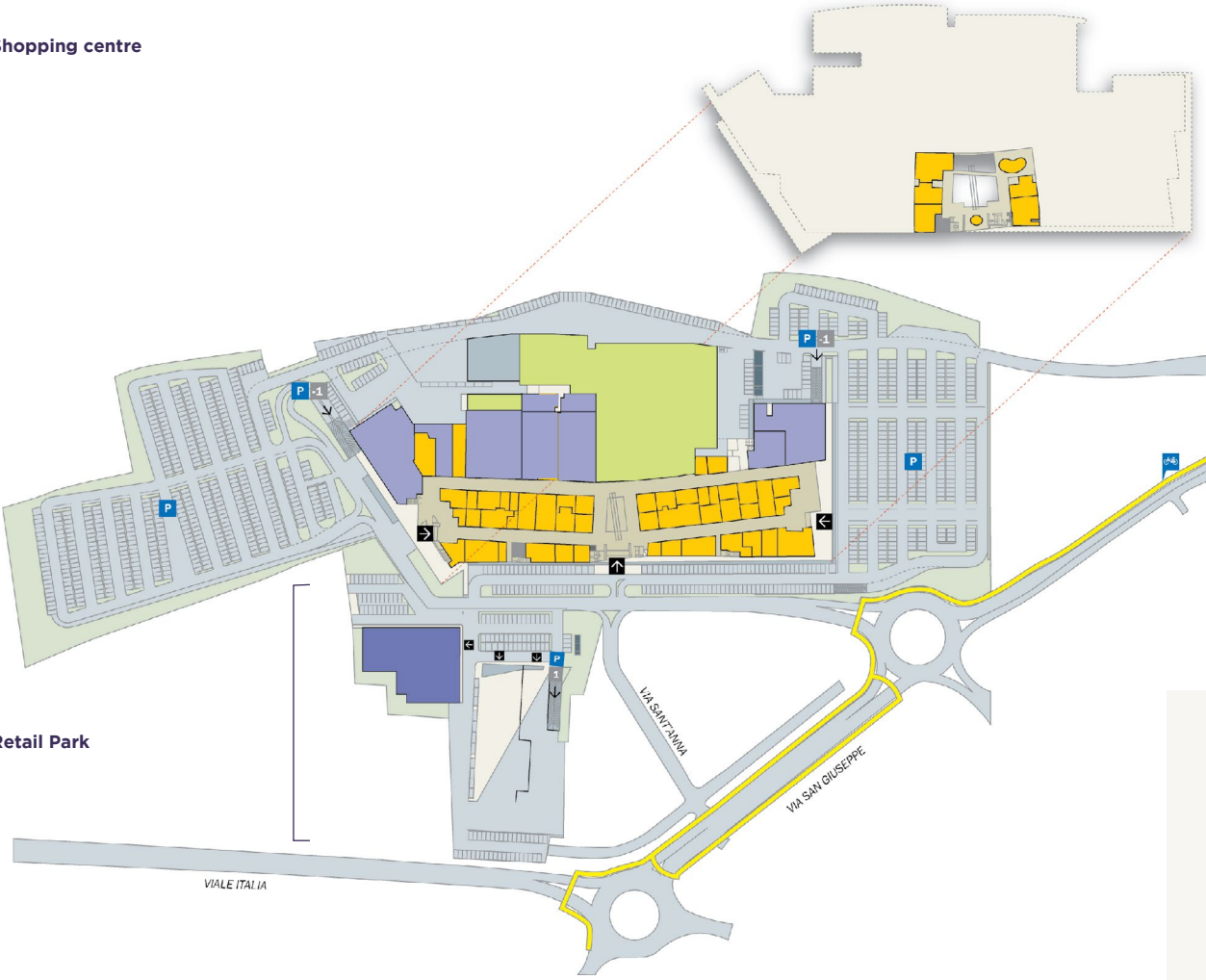
- 0-10 Min: 51.400 abitanti
- 10-20 Min: 94.850 abitanti
- 20-30 Min: 166.750 abitanti

313.000 residenti  
calcolati in un raggio di 30 minuti d'auto

313,000 inhabitants can reach the center in 30 minutes by car

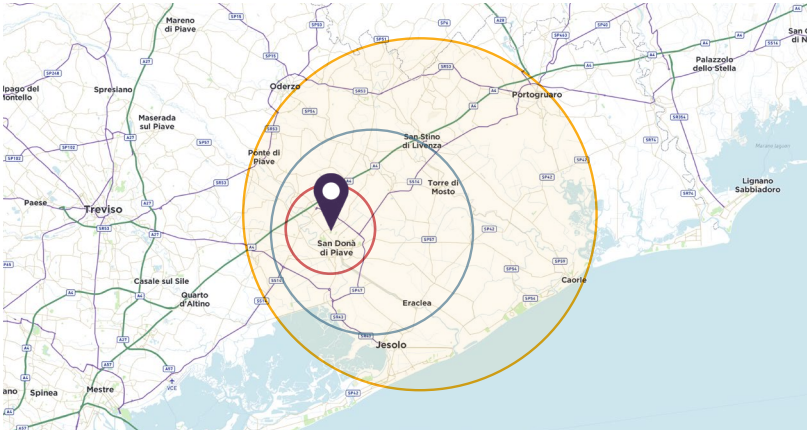
| Shopping centre                         |                                         |                           |                                           |                                | Retail park                       |                                        |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|----------------------------------------|-----------------------------------|-------------------------------------|
| 14.606                                  | IPERCOOP                                | 6.734                     | 4.290                                     | 53                             | 7                                 | 5.950                                  | 3                                 | 1.550                               |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | GLA totali mq<br><i>Total GLA sq.m</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |

Shopping centre



Note

Via Iseo, 1 - 30027 San Donà di Piave (Venezia) - Veneto - Italy



**// PLUS**

**Importanti flussi turistici** durante il periodo estivo grazie alla vicinanza a stazioni balneari

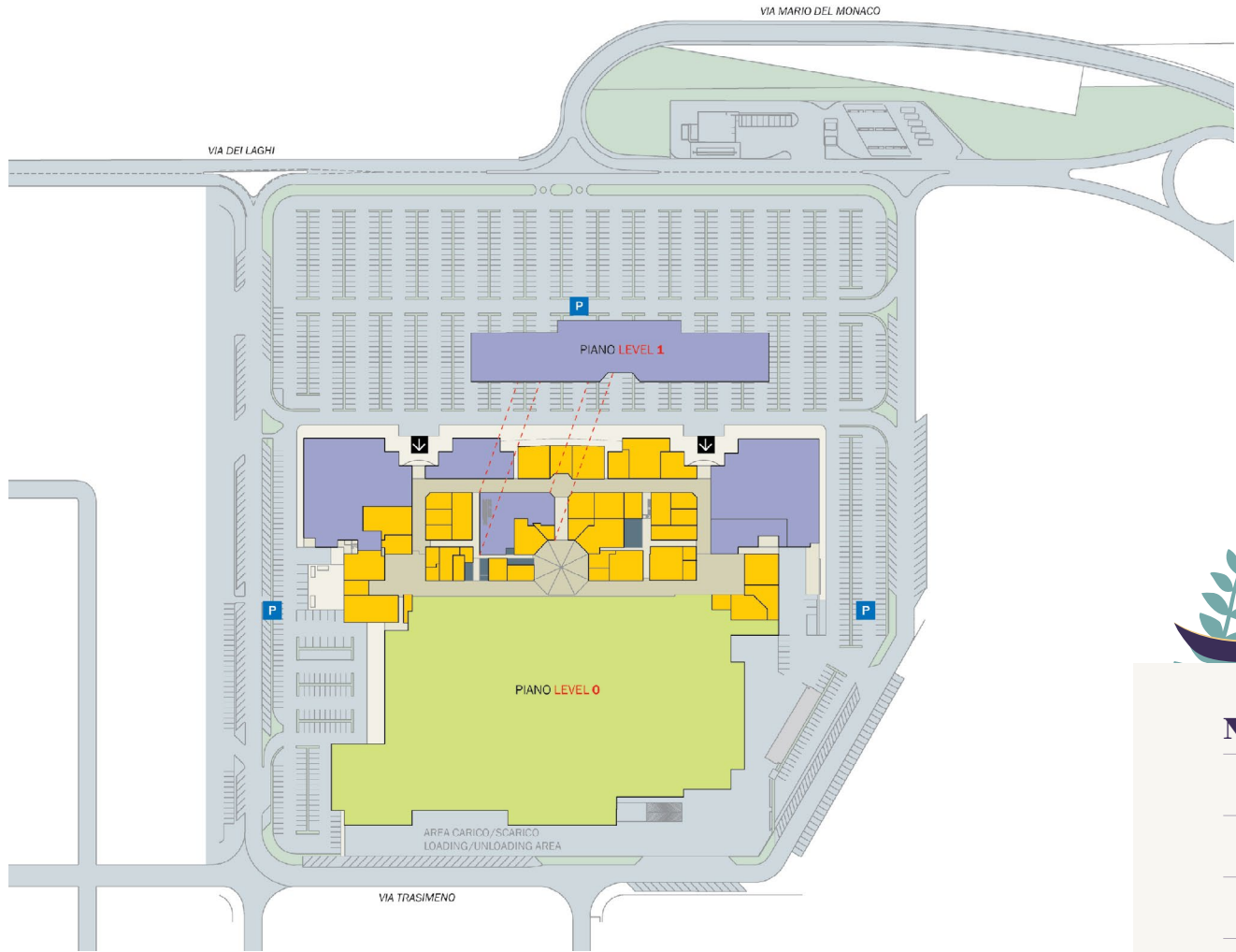
**Important tourist flows** in the summer months thanks to the proximity to seaside resorts

● **20-30 Min:** 68.669 abitanti

calcolati in un raggio di 30 minuti d'auto

**163,890 inhabitants** can reach the center in 30 minutes by car

Posti auto  
*Parking places*



## Shopping centre

31

IGD SIIQ SPA

## Note

30

IGD SIIQ SPA

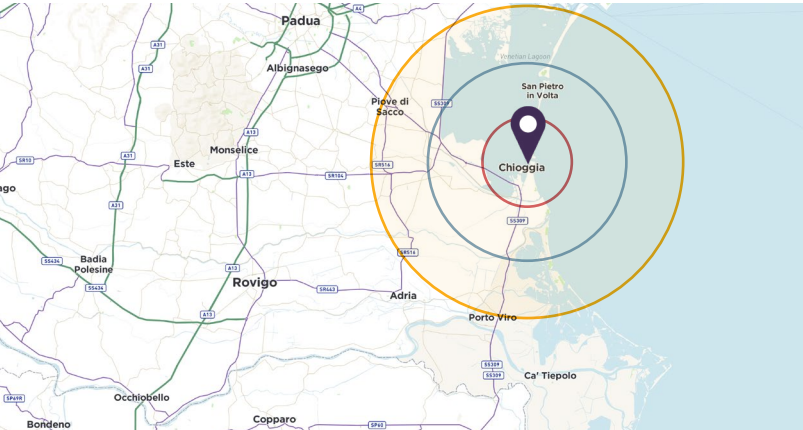
31



// PARCO COMMERCIALE CLODI  
CHIOGGIA (VENEZIA)



// CATCHMENT AREA MAP & LOCATION MAP  
S.s Romea, 510/b - Chioggia (Venezia) - Veneto - Italy



➡ [www.clodi.it](http://www.clodi.it)

// PLUS

|                                                                                                                                                                                                            |                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Posizione strategica:</b> il retail park sorge su una primaria direttrice di traffico, la strada statale Romea 309 sull'asse Ravenna-Venezia, a pochi minuti dal centro abitato della città di Chioggia | <b>Strategic position:</b> the retail park rises along a major traffic route, the Romea state highway 309 on the Ravenna-Venice axis, just few minutes from the Chioggia town |
| <b>Scarsa presenza di competitors</b>                                                                                                                                                                      | <b>Low level of competition</b>                                                                                                                                               |
| <b>Medie superfici di grande attrazione</b>                                                                                                                                                                | <b>Very appealing midsize stores</b>                                                                                                                                          |
| <b>Importati flussi turistici</b> nel periodo estivo                                                                                                                                                       | <b>Important tourist flows</b> in the summer months                                                                                                                           |

- **0-10 Min:** 47.253 abitanti
- **10-20 Min:** 12.856 abitanti
- **20-30 Min:** 63.006 abitanti

**123.110 residenti**  
calcolati in un raggio di 30 minuti d'auto

*123,110 inhabitants can reach the center in 30 minutes by car*

| Shopping centre                  |                                  |                    |                                    |                         | Retail park                     |                            |                              |
|----------------------------------|----------------------------------|--------------------|------------------------------------|-------------------------|---------------------------------|----------------------------|------------------------------|
| <b>1.343</b>                     | <b>IPERCOOP</b>                  | <b>7.490</b>       | <b>4.490</b>                       | <b>6</b>                | <b>7.986</b>                    | <b>6</b>                   | <b>1.465</b>                 |
| GLA Galleria mq<br>Mall GLA sq.m | Ancora alimentare<br>Food anchor | GLA mq<br>GLA sq.m | Area vendita mq<br>Sales Area sq.m | Punti vendita<br>Stores | GLA totali mq<br>Total GLA sq.m | Medie superfici<br>Anchors | Posti auto<br>Parking places |

Shopping centre

Retail Park



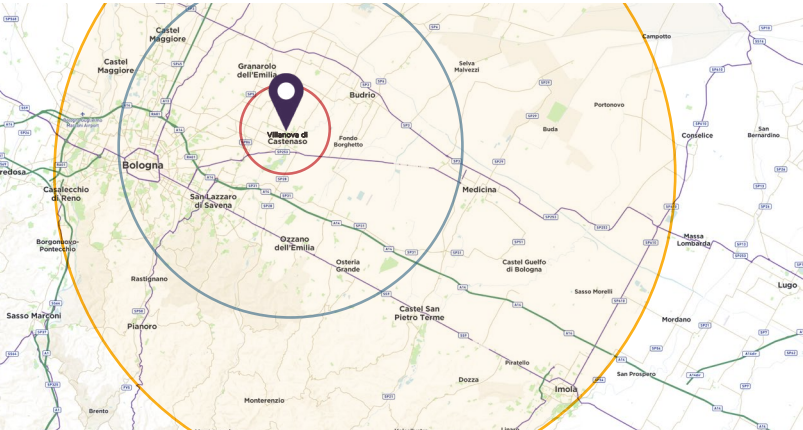
Note

// **CENTRO NOVA\***  
VILLANOVA DI CASTENASO (BOLOGNA)

\* Master Lease



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via Villanova, 29 - 40055 Villanova di Castenaso (Bologna) - Emilia Romagna - Italy



- **0-10 Min:** 150.587 abitanti
- **10-20 Min:** 330.849 abitanti
- **20-30 Min:** 146.817 abitanti

**628.250 residenti**  
calcolati in un raggio di 30 minuti d'auto

628,250 inhabitants can reach the center in 30 minutes by car

➡ [www.centronova.com](http://www.centronova.com)

// **PLUS**

**Location eccellente:** il centro storico della città è a pochi minuti d' auto ed è adiacente alle principali direttrici di traffico: autostrada A14, tangenziale di Bologna, Via Emilia, Via San Vitale

**Importante polo di attrazione per lo shopping**

**Ipermercato** con ottime performance

**Area food accogliente** e di grande impatto

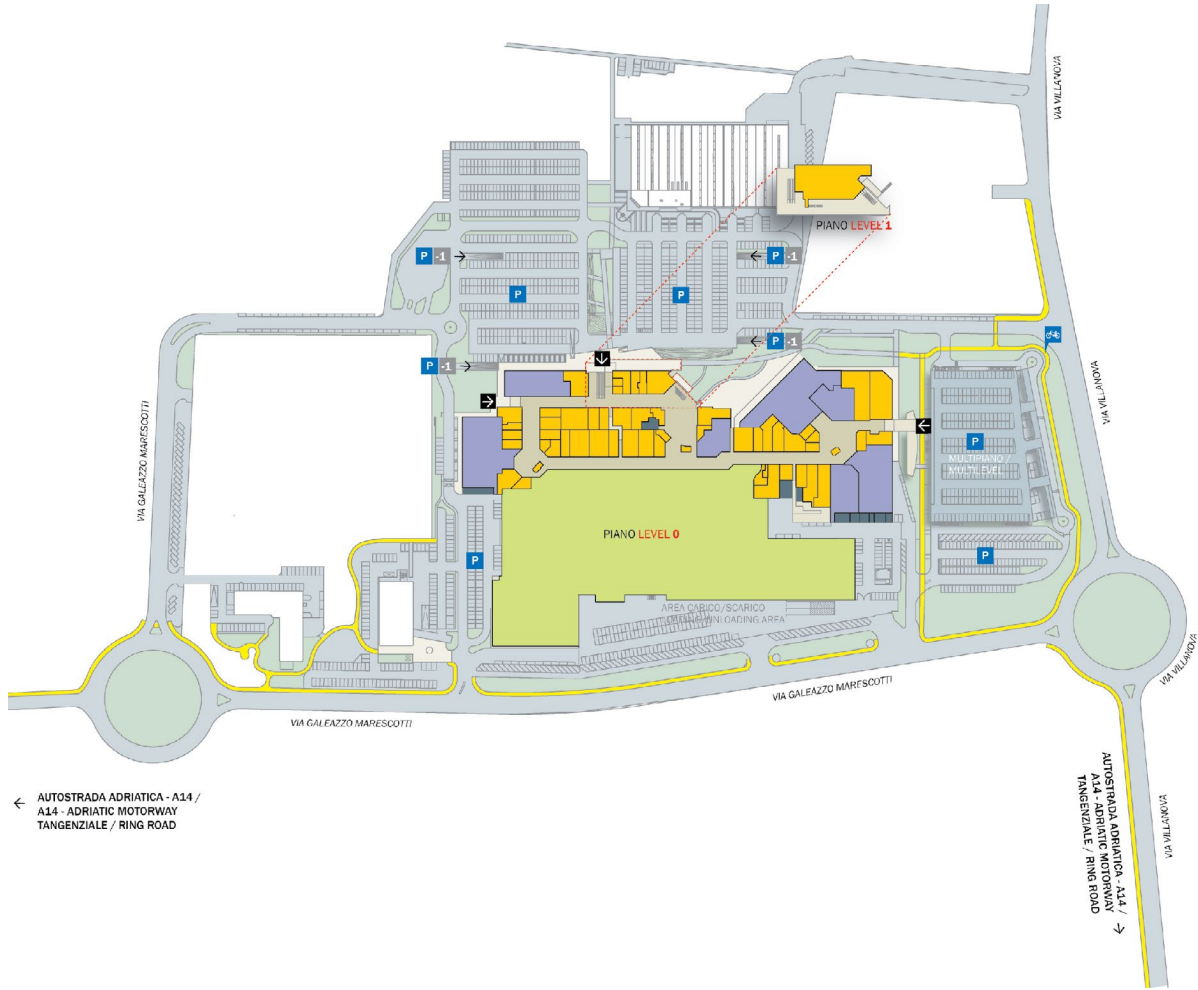
***Excellent location:** the city's historic center in just a few minutes by car and next to main roads, A14 motorway, the Bologna ring road, Via Emilia, Via San Vitale*

***Important shopping destination***

***Hypermarket** that is a top performer*

***High impact and welcoming food court***

| Shopping centre                  |                                  |                    |                                    |                         |                            |                              |
|----------------------------------|----------------------------------|--------------------|------------------------------------|-------------------------|----------------------------|------------------------------|
| <b>12.740</b>                    | <b>IPERCOOP</b>                  | <b>18.188</b>      | <b>10.300</b>                      | <b>58</b>               | <b>7</b>                   | <b>2.400</b>                 |
| GLA Galleria mq<br>Mall GLA sq.m | Ancora alimentare<br>Food anchor | GLA mq<br>GLA sq.m | Area vendita mq<br>Sales Area sq.m | Punti vendita<br>Stores | Medie superfici<br>Anchors | Posti auto<br>Parking places |







A map of Bologna and its surrounding region in Italy. The city of Bologna is marked with a purple location pin at the center. Three concentric circles are drawn around the pin: a red inner circle, a blue middle circle, and an orange outer circle. Various towns and cities are labeled, including Modena to the west, San Pietro in Casale to the north, and Imola to the south. Major roads are shown as lines with route numbers. The map illustrates the geographical context of the study area.

**684,938 inhabitants** can reach the center in 30 minutes by car

VIA PIETRO JAHIER

VIA ALCIDE DE GASPERI

VIA ARIOSTO

AREA CARICO/SCARICO  
LOADING/UNLOADING AREA

PIANO LEVEL 0

PIANO LEVEL 1

MULTI-LEVEL

MULTI-LEVEL MULTILEVEL

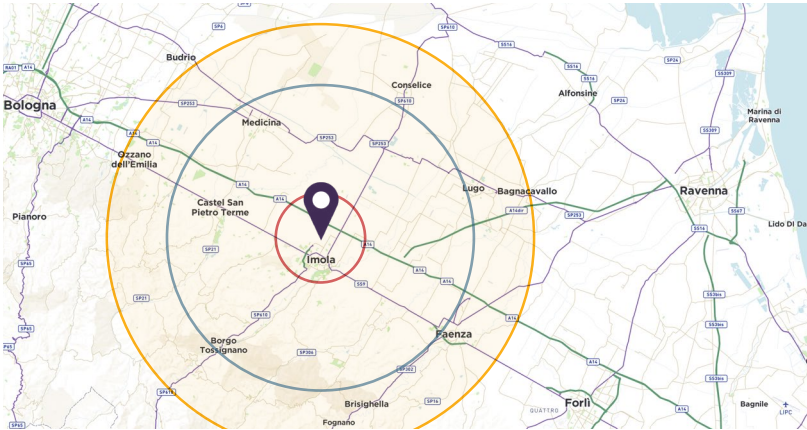
### Shopping centre





## A wide-angle photograph of the Leonardo Hotel at night. The building features a prominent glass dome structure that is brightly lit from within. To the right, a tall vertical sign displays the 'Leonardo' logo in orange and blue, with 'HOTEL' in smaller letters below it. Further down the sign, there are logos for 'ibis' and 'ibis budget'. The building's facade is a mix of dark panels and large glass windows. In the foreground, a street intersection is visible with a white car in motion, its headlights on. A small landscaped area with a tree and a fire hydrant is in the lower right. The sky is a deep blue with some light clouds.

Viale G. Amendola, 129 - 40026 Imola (Bologna) - Emilia Romagna - Italy



**// PLUS**

## Leader di bacino

Il potere d'acquisto e la spesa pro-capite annuale nel settore retail all'interno del bacino di utenza è superiore alla media nazionale

*Leader in the catchment area*

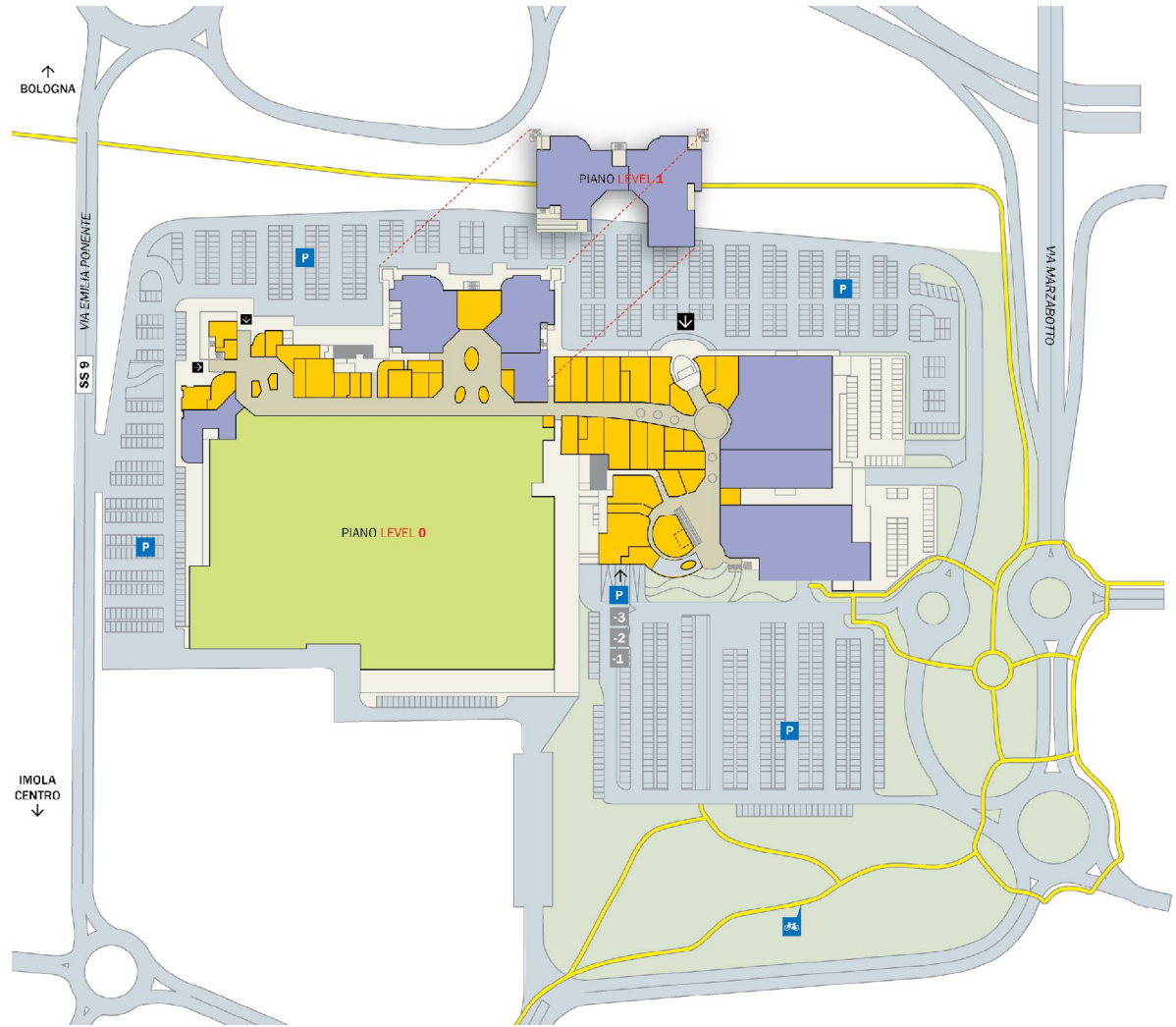
*In the catchment area the per capita purchase power and the annual per capita expenditure in the retail sector is above the national average*

- **0-10 Min:** 65.906 abitanti
- **10-20 Min:** 58.432 abitanti
- **20-30 Min:** 115.334 abitanti

calcolati in un raggio di 30 minuti d'auto

Shopping centre

|                                         |                                            |                           |                                           |                                |                                  |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|----------------------------------|-------------------------------------|
| <b>15.098</b>                           | <b>IPERCOOP</b>                            | <b>15.862</b>             | <b>7.754</b>                              | <b>53</b>                      | <b>7</b>                         | <b>1.800</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> | Posti auto<br><i>Parking places</i> |



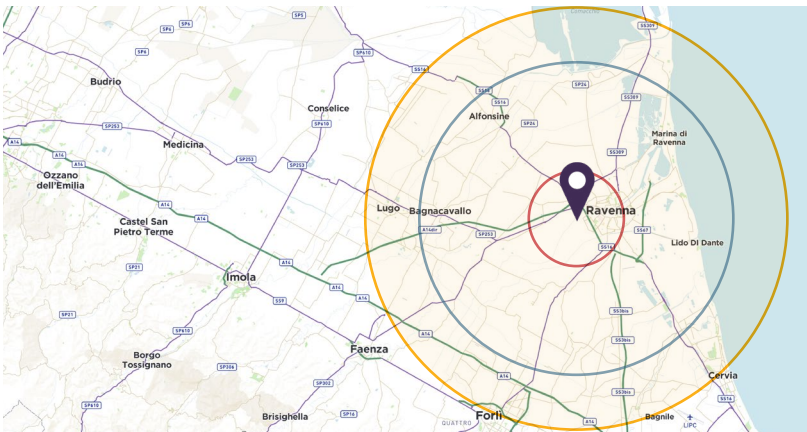
## Shopping centre

A stylized illustration featuring a red lip on the left, a blue eye with a black pupil on the right, and a red leaf with a black outline in the center. The elements are set against a white background.

## Note



Via Marco Bussaro, 74 - 48100 Ravenna - Emilia Romagna - Italy



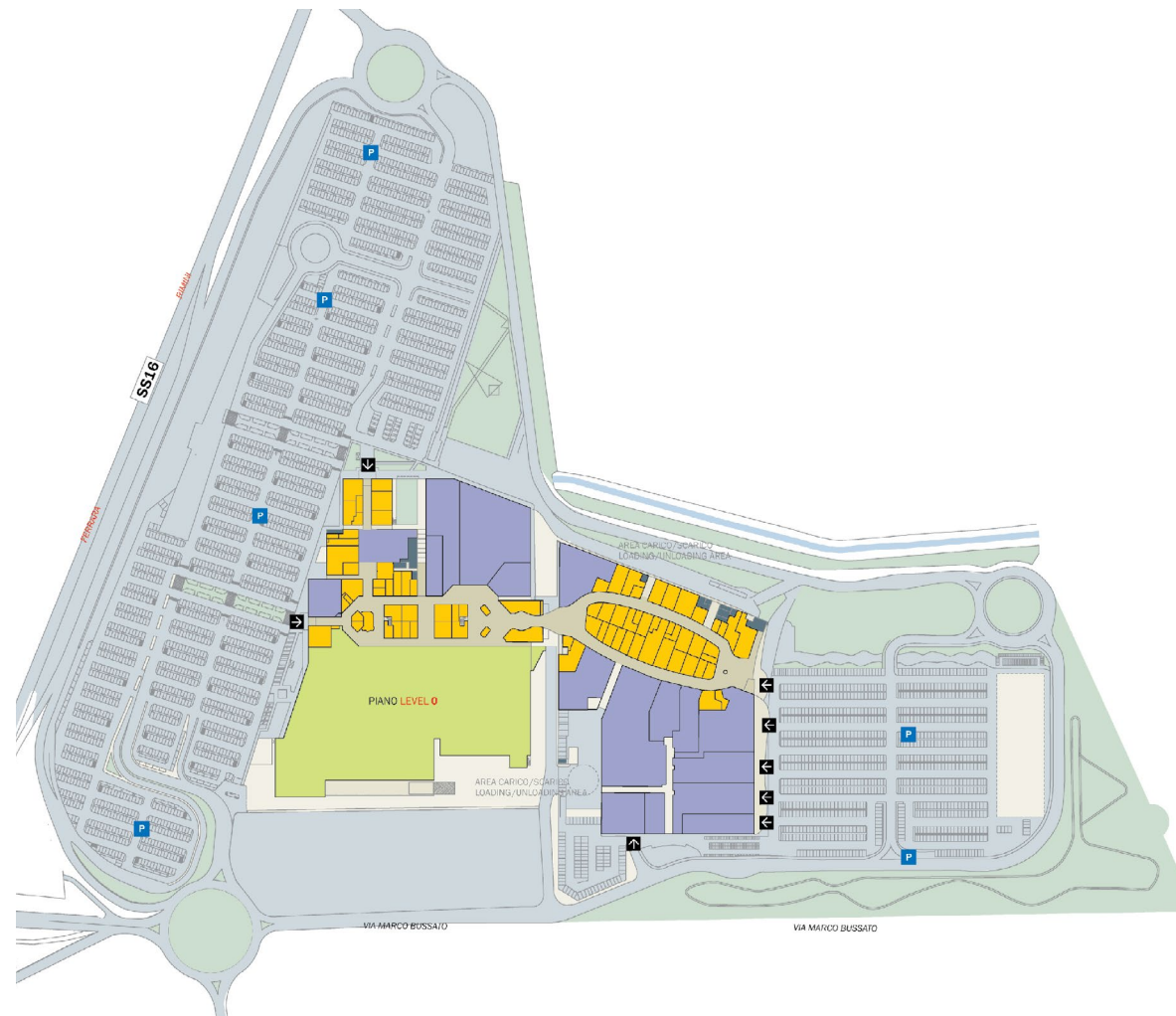
→ [www.espravenna.it](http://www.espravenna.it)

**Top performing hypermarket**  
deeply rooted in the local area

- 313.470 residenti**  
calcolati in un raggio di 30 minuti d'auto

**313,470 inhabitants** can reach the center in 30 minutes by car

| Shopping centre                         |                                         |                           |                                           |                                |                                  |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|----------------------------------|-------------------------------------|
| 30.171                                  | IPERCOOP                                | 16.536                    | 9.500                                     | 81                             | 17                               | 3.304                               |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> | Posti auto<br><i>Parking places</i> |



### Shopping centre



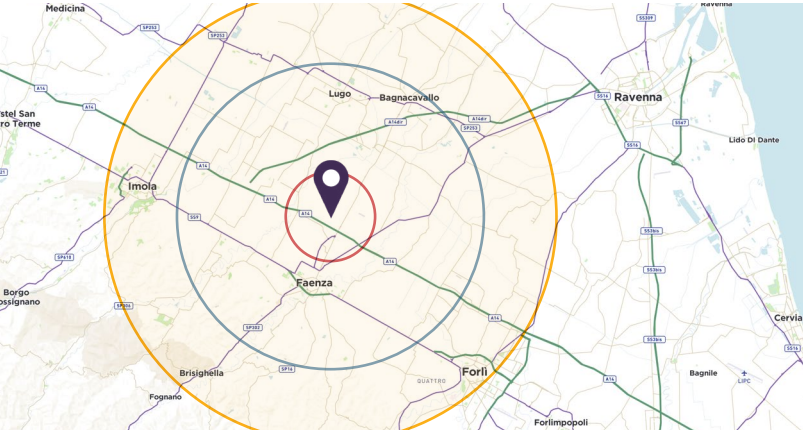
## Note



// LE MAIOLICHE  
FAENZA (RAVENNA)



// CATCHMENT AREA MAP & LOCATION MAP  
Via Bisaura, 1/3 - 48018 Faenza (Ravenna) - Emilia Romagna - Italy



| 2009                       | 2020                            | 2016                                                                            |
|----------------------------|---------------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Ampliamento<br><i>Expansion</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

➡ [www.centrolemaioliche.it](http://www.centrolemaioliche.it)

// PLUS

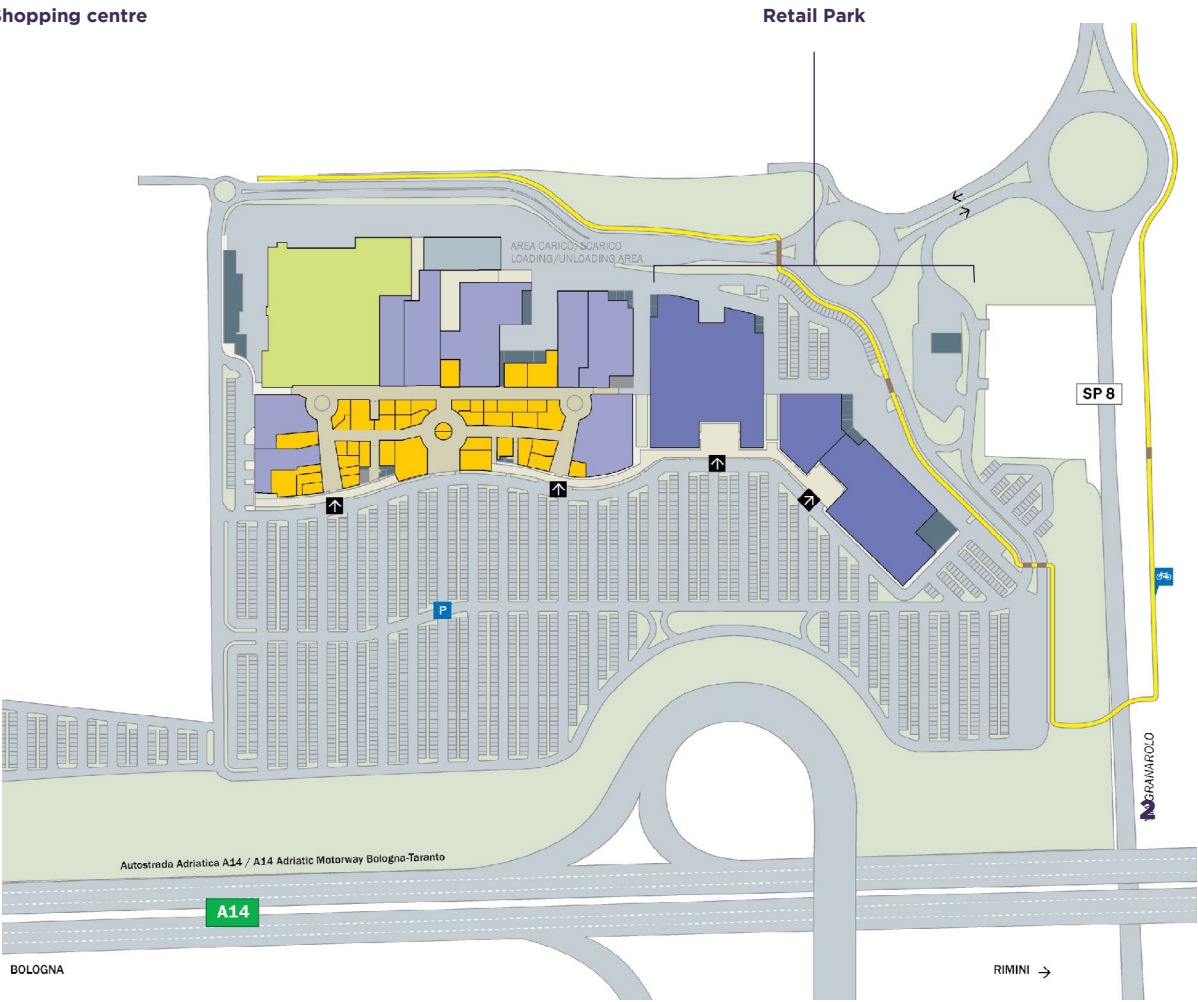
|                                                                                              |                                                                                                         |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Ottima viabilità e visibilità:</b><br>adiacente all'autostrada e al casello A14 di Faenza | <b>Excellent road system and visibility:</b> next to the A14 motorway and tollbooths of the Faenza exit |
| <b>Posizione favorevole:</b> il centro storico della città è a pochi minuti d'auto           | <b>Favourable position:</b> the historic centre of the city is just a few minutes' drive away           |
| <b>Offerta commerciale ampia ed attrattiva</b>                                               | <b>Vast assortment of appealing merchandise</b>                                                         |
| <b>Concorrenza minima:</b> bassa presenza di competitors nel bacino primario                 | <b>Minimal competition:</b> limited presence of competitors in the primary catchment area               |

- 0-10 Min: 29.708 abitanti
- 10-20 Min: 65.730 abitanti
- 20-30 Min: 240.470 abitanti

**335.900 residenti**  
calcolati in un raggio di 30 minuti d'auto

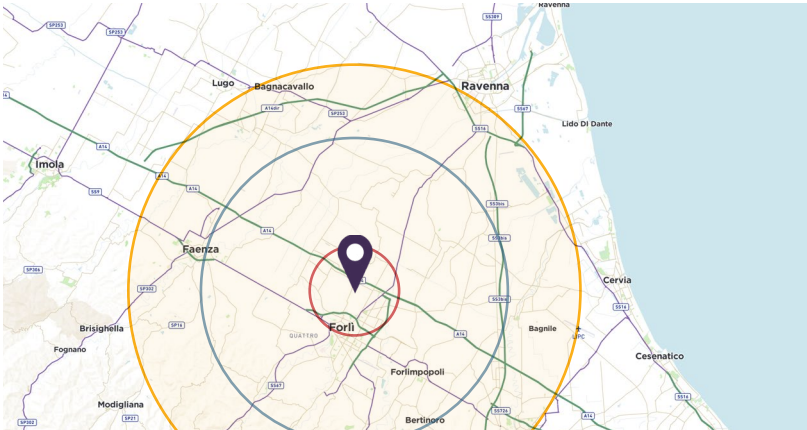
*335,900 inhabitants can reach the center in 30 minutes by car*

| Shopping centre                         |                                            |                           |                                           |                                | Retail park                       |                                        |                                                                                      |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|----------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------|
| <b>15.564</b>                           | <b>IPERCOOP</b>                            | <b>6.163</b>              | <b>3.906</b>                              | <b>40</b>                      | <b>11</b>                         | <b>9.733</b>                           | <b>3</b>                                                                             | <b>2.400</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | GLA totali mq<br><i>Total GLA sq.m</i> | Medie superfici<br>+ stazione<br>di servizio<br><i>Anchors +<br/>service station</i> | Posti auto<br><i>Parking places</i> |



Note

Piazzale della Cooperazione, 4 - 47122 Forlì - Emilia Romagna - Italy



| 2011                       | 2017                                                                            |
|----------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

→ [www.ccpuntadiferro.it](http://www.ccpuntadiferro.it)

**Ottima accessibilità:** situato all'uscita dell'autostrada A14 e a pochi minuti dal centro storico di Forlì

*Punto di riferimento per gli acquisti* nella città

**Excellent accessibility:** found at the exit of A14 motorway and a few minutes from the historical center of Forlì

*Reference point for shopping  
in the city*

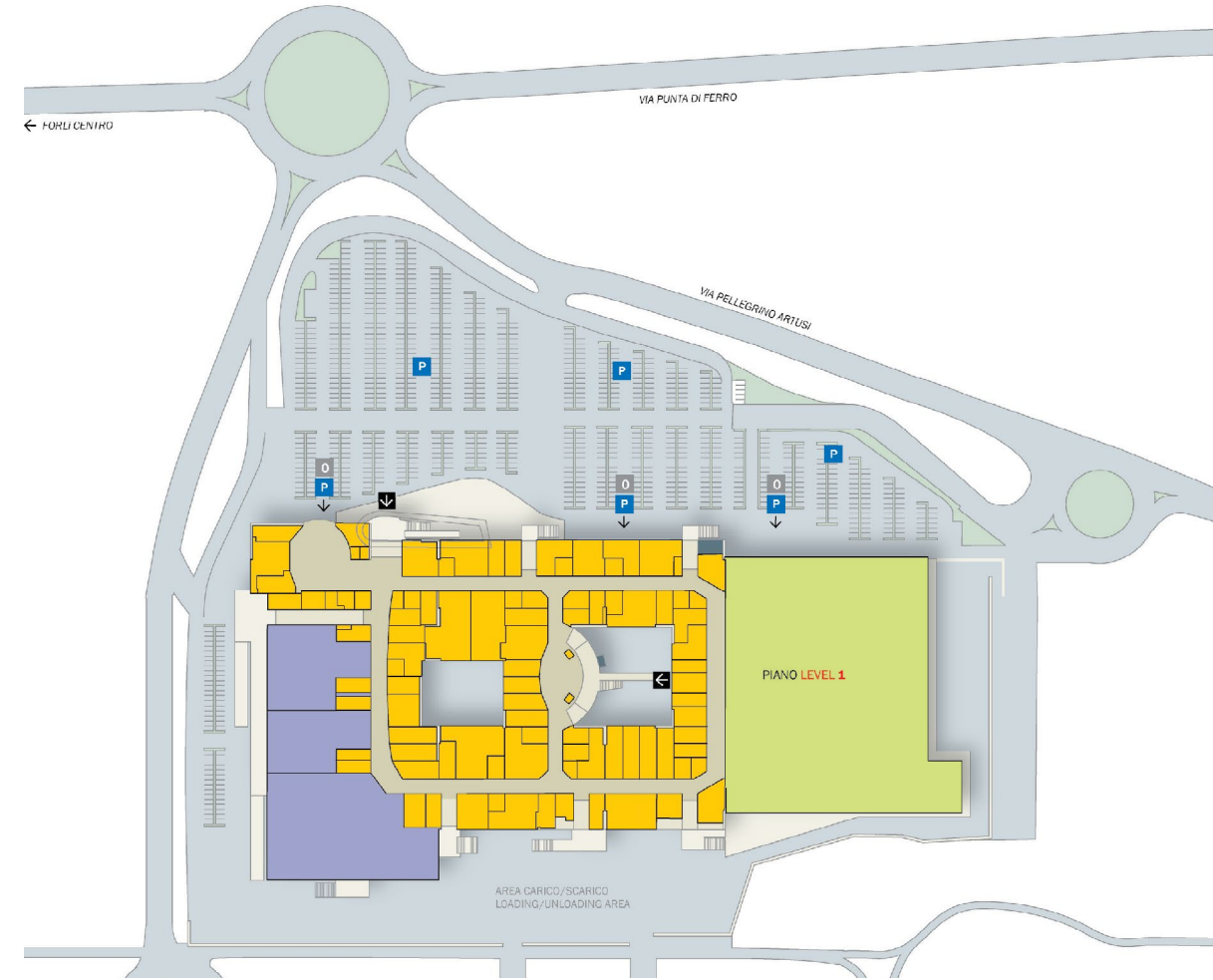
*Presence of traffic generator tenants*

- **0-10 Min:** 63.454 abitanti
- **10-20 Min:** 80.740 abitanti
- **20-30 Min:** 250.636 abitanti

calcolati in un raggio di 30 minuti d'auto

**394,830 inhabitants** can reach the center in 30 minutes by car

| Shopping centre                         |                                         |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| <b>21.223</b>                           | <b>CONAD</b>                            | <b>12.625</b>             | <b>7.000</b>                              | <b>94</b>                      | <b>3</b>                          | <b>2.854</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



### Shopping centre

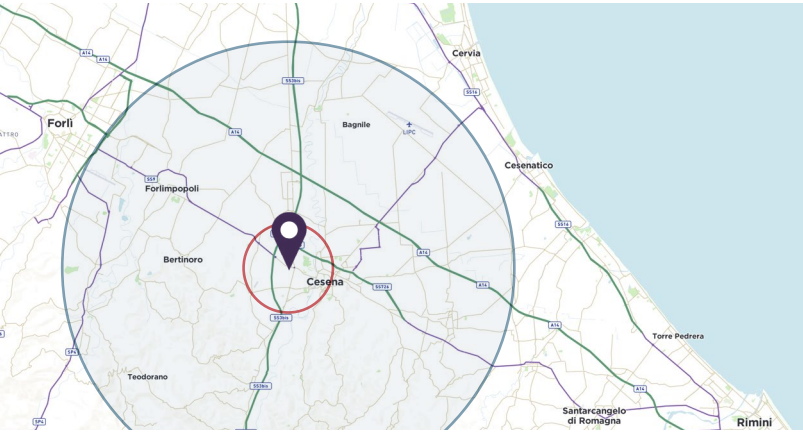


## Note





// CATCHMENT AREA MAP & LOCATION MAP  
Via Arturo Carlo Jemolo, 110 - 47023 Cesena - Emilia Romagna - Italy



| 2002                                                                 | 2016                       | 2024                          |
|----------------------------------------------------------------------|----------------------------|-------------------------------|
| Apertura<br><i>Opening</i>                                           | Apertura<br><i>Opening</i> | Restyling<br><i>Restyling</i> |
| <a href="http://www.centrolungosavio.it">www.centrolungosavio.it</a> |                            |                               |

// PLUS

**Posizione centrale:** vicino al centro storico, raggiungibile anche a piedi

**Viabilità primaria:** il Centro sorge nelle immediate adiacenze delle principali arterie: Via Emilia, Superstrada E 45 e Autostrada A 14

**Collocato in un’area ad alta densità di residenti, servizi e terziario**

**Il centro offre un equilibrato mix di servizi e attività commerciali** oltre ad un ipermercato fortemente radicato nel territorio

**Excellent location. Central location:** near historic center within walking distance

**Convenient location:** the center is located near the primary roadways: Via Emilia, the E 45 Superstrada and the A 14 Motorway

**Found in an area with a high density of residents, services and small businesses**

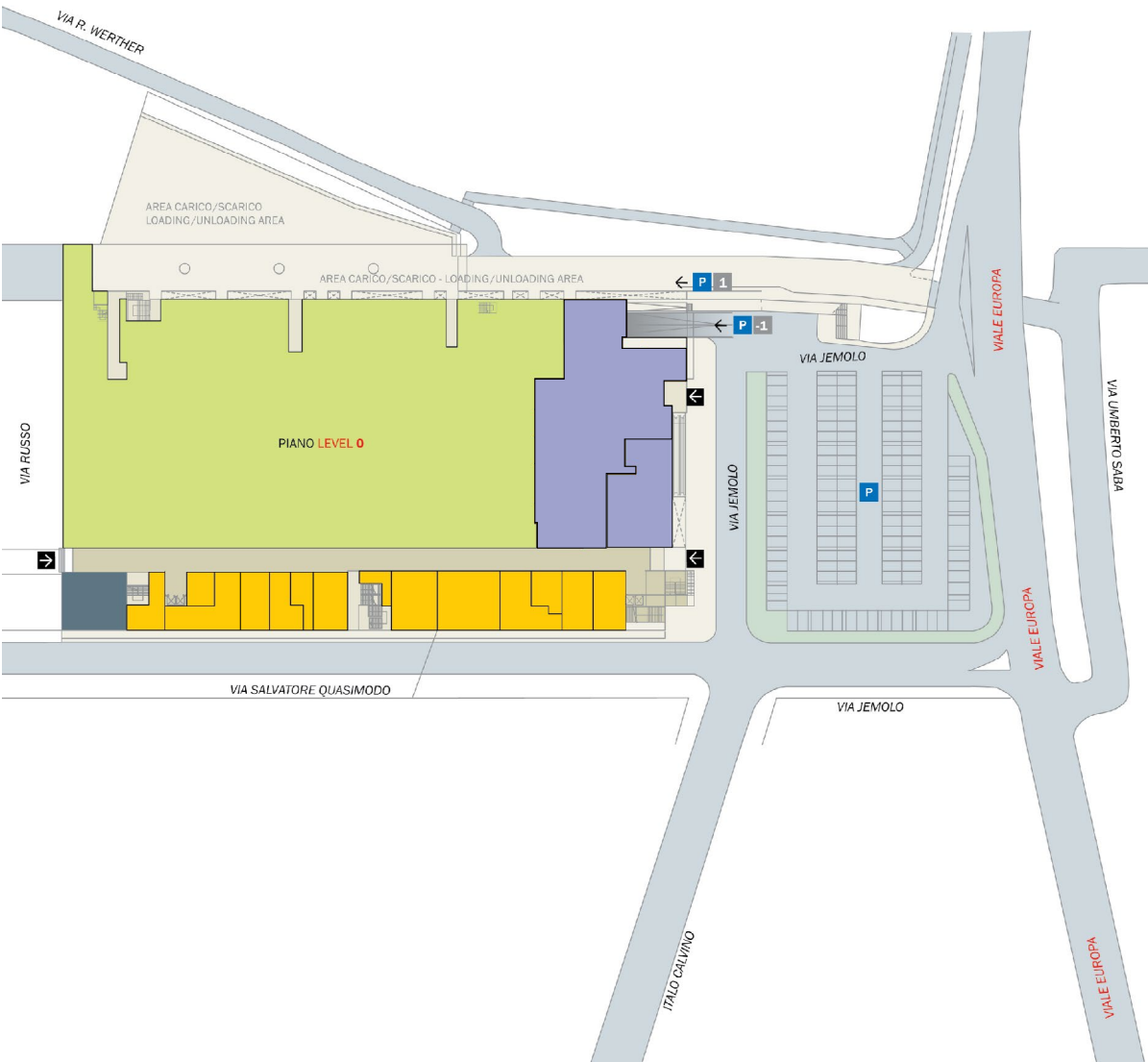
**The center offers a balanced mix of services and retail activities,** in addition to a hypermarket deeply rooted in the local area

- 0-10 Min: 69.990 abitanti
- 10-20 Min: 76.760 abitanti
- 20-30 Min: 199.350 abitanti

**346.100 residenti**  
calcolati in un raggio di 30 minuti d’auto

346,100 inhabitants can reach the center in 30 minutes by car

| Shopping centre | 2.928                                   | IPERCOOP                                   | 7.476                     | 4.000                                     | 14                             | 2                                 | 850                                 |
|-----------------|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
|                 | GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Media superficie<br><i>Anchor</i> | Posti auto<br><i>Parking places</i> |



Shopping centre



Note



// CENTRO  
CENTER

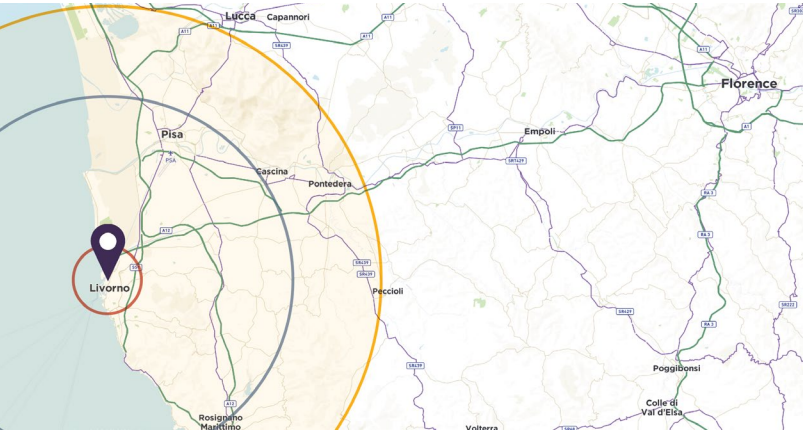


// PORTA A MARE  
LIVORNO (LI)



// CATCHMENT AREA MAP & LOCATION MAP

Via Furio Diaz, 3 - 57123 Livorno - Toscana - Italy



| 2014                                       | 2023                                                                  |
|--------------------------------------------|-----------------------------------------------------------------------|
| Apertura Mazzini<br><i>Opening Mazzini</i> | Apertura<br>Officine Storiche<br><i>Opening<br/>Officine Storiche</i> |

→ <https://livorno-portamare.it>

// PLUS

Waterfront collocato in una **location unica** nei pressi del centro urbano ed affacciata sul mare.

Situato a poca distanza dall'attracco delle navi da crociera e del porto della città - importante punto di partenza e di arrivo di imbarcazioni dirette verso le isole- ed **affacciato sullo storico porto turistico** della città.

Inserito in un contesto mixed use, frutto di un attento progetto di riqualificazione e rigenerazione urbana degli antichi cantieri navali, perfettamente integrato nel tessuto urbano.

**Concept particolarmente innovativo** e fortemente collegato alla realtà territoriale, con spazi dedicati a intrattenimento, ristorazione, leisure e shopping, che si uniscono a soluzioni abitative.

Polo di attrazione per un bacino ampio, in virtù di un tenant mix capace di attrarre un **eterogeneo target di utenti**.

- **0-15 Min:** 152.000 abitanti
- **15-30 Min:** 90.700 abitanti
- **30-45 Min:** 198.000 abitanti

**440.700 residenti**  
calcolati in un raggio di 45 minuti d'auto

*440,700 inhabitants can reach the center in 45 minutes by car*

Waterfront **located in a unique spot** near the city center, facing the sea.

Located a short distance from the cruise ship dock and the city's port - an important point of departure and arrival for boats heading to the islands - **facing the city's historic marina**.

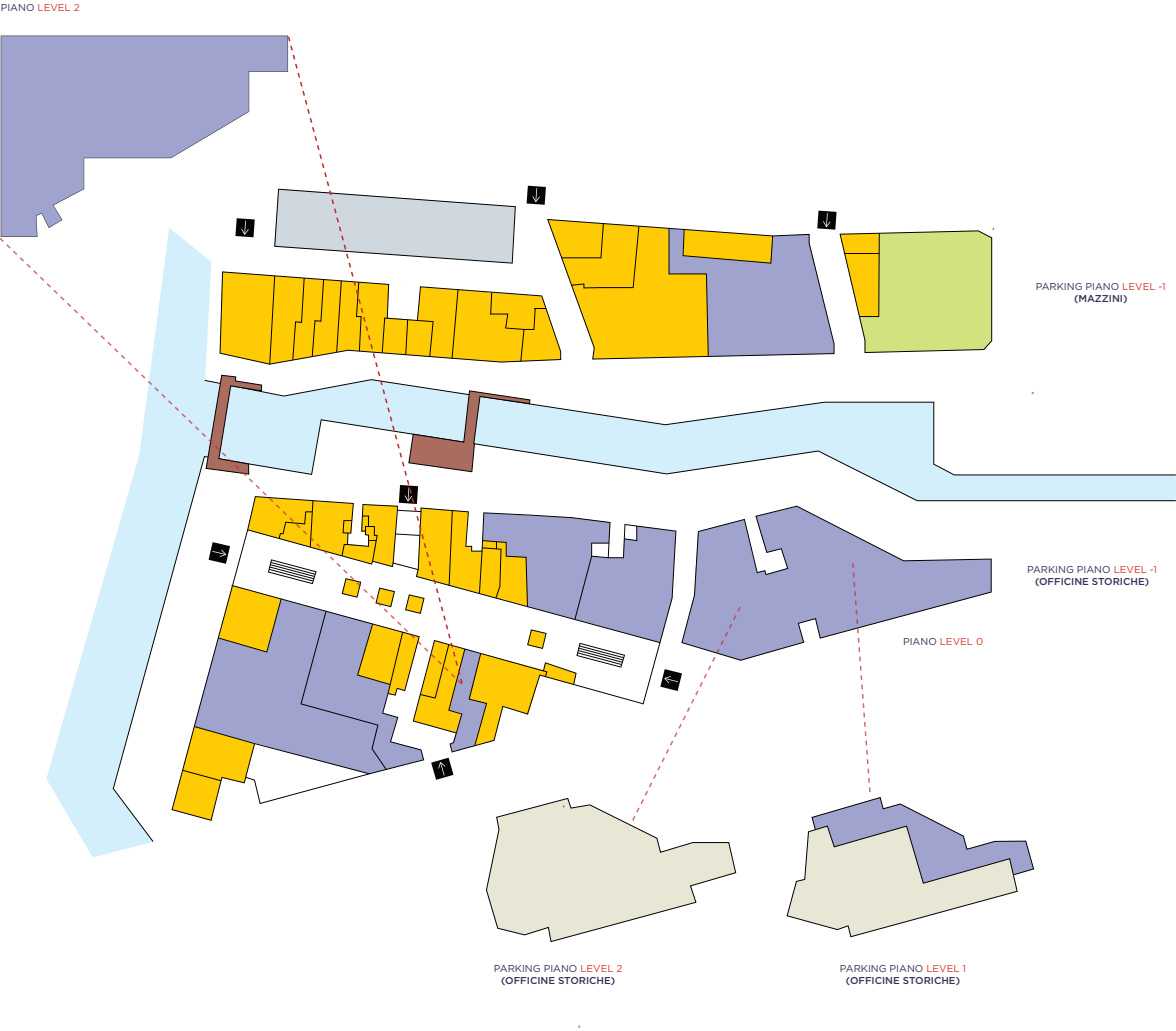
Part of a mixed-use project, the result of a meticulous requalification and urban renewal of the historic shipyards, perfectly integrated into the local urban fabric.

Particularly **innovative concept** deeply rooted in the local communities, with spaces dedicated to entertainment, dining, leisure, and shopping, combined with residential solutions.

A hub of attraction for a vast catchment area, thanks to a tenant mix capable of attracting a **diverse target of users**.

Shopping Life Style

| 22.500                                  | COOP                                       | 1.450                     | 753                                       | 44                             | 7                                 | 850                                 |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



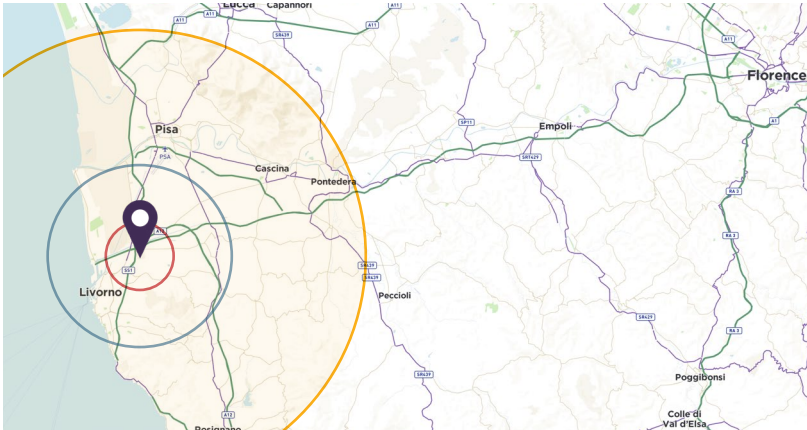
Note

// FONTI DEL CORALLO\*  
LIVORNO

\* Master Lease



// CATCHMENT AREA MAP & LOCATION MAP  
Via Gino Graziani, 6 - Loc. Porta a Terra - 57021 Livorno - Toscana - Italy



➡ [www.fontidelcorallo.it](http://www.fontidelcorallo.it)

// PLUS

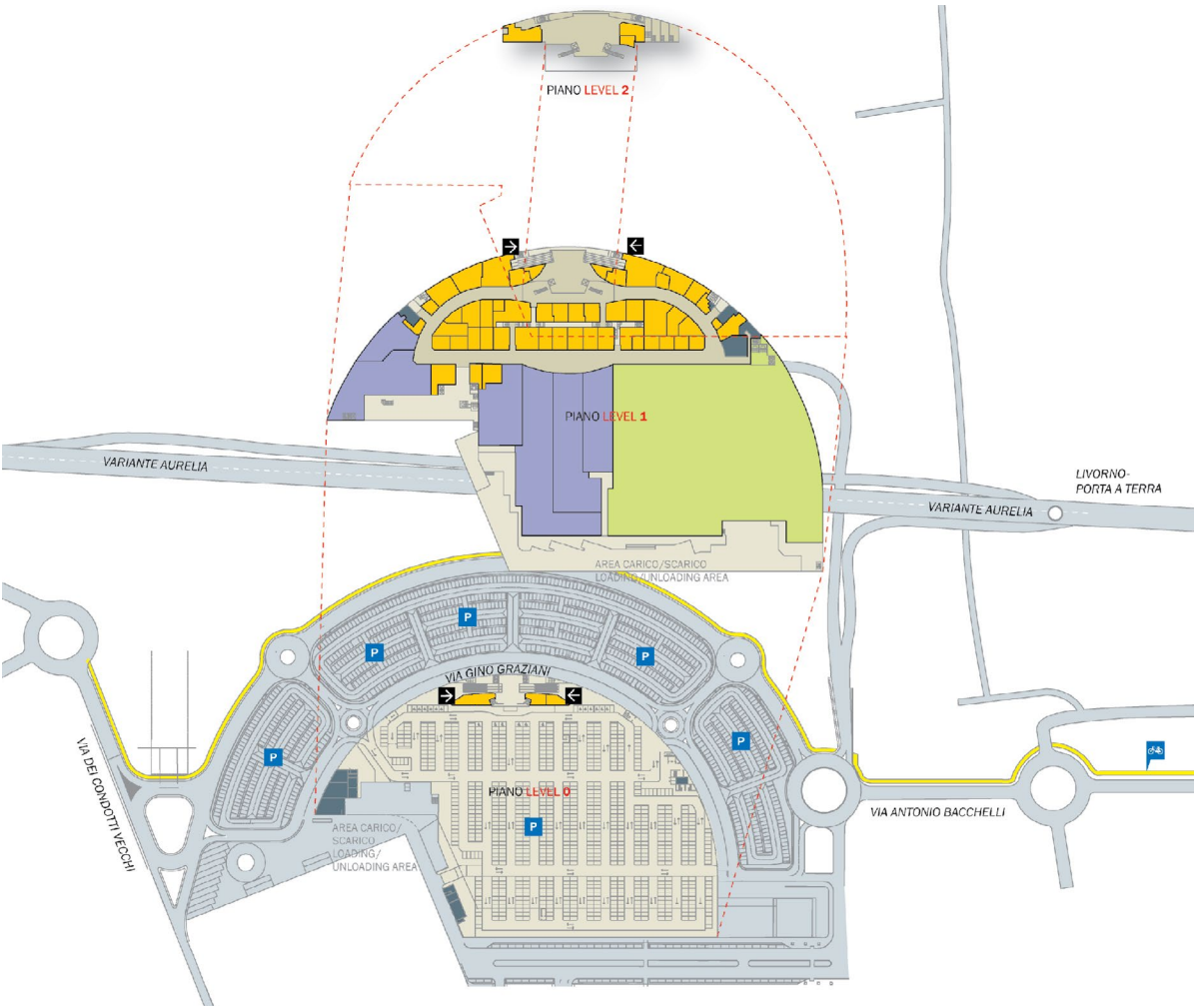
|                                                                                                                                                                                        |                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Centro commerciale leader nel bacino di riferimento</b> , inserito in un'ampia area commerciale, direzionale e di intrattenimento                                                   | <b>Leading shopping center in the catchment area</b> , found inside a space with retailers and leisure time activities                                                                                  |
| <b>Posizione favorevole e ottima viabilità</b> : a pochi minuti d'auto dal centro storico di Livorno, nella periferia nord-est e situato tra la variante Aurelia e la rete ferroviaria | <b>Favorable position and great accessibility</b> : Livorno historic center is just a short car ride away, in the north-eastern suburbs and located between the Aurelia variant and the railway network |
| <b>Ipermercato fortemente radicato nel territorio</b>                                                                                                                                  | <b>Hypermarket deeply rooted in the local area</b>                                                                                                                                                      |
| <b>Offerta commerciale ampia ed attrattiva</b>                                                                                                                                         | <b>Vast assortment of appealing merchandise</b>                                                                                                                                                         |

- **0-10 Min:** 160.285 abitanti
- **10-20 Min:** 8.669 abitanti
- **20-30 Min:** 114.096 abitanti

**283.000 residenti**  
calcolati in un raggio di 30 minuti d'auto

*283,000 inhabitants can reach the center in 30 minutes by car*

|                                  |                                     |                    |                                    |                         |                            |                              |
|----------------------------------|-------------------------------------|--------------------|------------------------------------|-------------------------|----------------------------|------------------------------|
| Shopping centre                  |                                     |                    |                                    |                         |                            |                              |
| <b>13.174</b>                    | <b>COOP</b>                         | <b>9.359</b>       | <b>4.538</b>                       | <b>57</b>               | <b>6</b>                   | <b>1.600</b>                 |
| GLA Galleria mq<br>Mall GLA sq.m | Ancora<br>alimentare<br>Food anchor | GLA mq<br>GLA sq.m | Area vendita mq<br>Sales Area sq.m | Punti vendita<br>Stores | Medie superfici<br>Anchors | Posti auto<br>Parking places |



Shopping centre

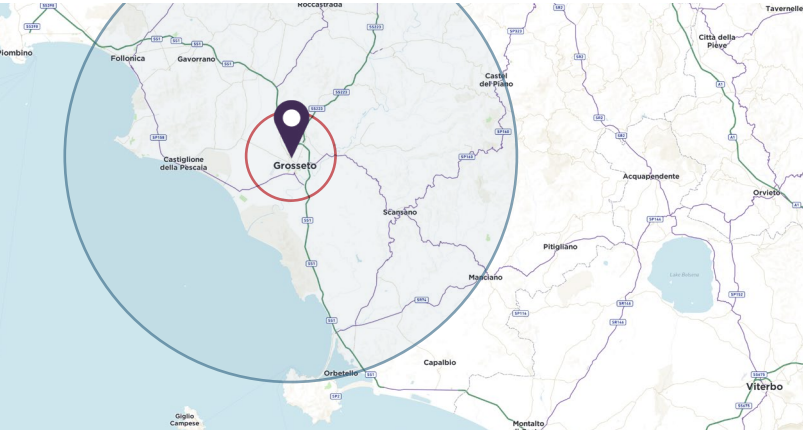


Note





// CATCHMENT AREA MAP & LOCATION MAP  
Via Ecuador - 58100 Grosseto - Toscana - Italy



| 2016                       | 2018                                                                            |
|----------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

➡ [www.centromarema.it](http://www.centromarema.it)

// PLUS

|                                                                                                                                                  |                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Vicinanza ad aree di forte attrazione turistica e bassa densità competitiva</b>                                                               | <i>Near important tourist attractions and low level of competition</i>                                                                                                 |
| <b>Ottima accessibilità:</b> collegamento diretto dall'uscita della SS 1 Grosseto Centro, viabilità creata ad hoc dal centro storico della città | <i>Excellent accessibility: direct access from the SS 1 Grosseto Centro motorway exit access from the city's historic center developed specifically for the center</i> |
| <b>Radicamento dell'ancora alimentare nel territorio</b>                                                                                         | <i>Deeply rooted Ipercoop food anchor</i>                                                                                                                              |
| <b>Importante presenza di tenants generatori di traffico</b>                                                                                     | <i>Important presence of traffic generator</i>                                                                                                                         |

- 0-20 Min: 80.000 abitanti
- 20-40 Min: 82.000 abitanti

**162.000 residenti**  
calcolati in un raggio di 40 minuti d'auto  
*162,000 inhabitants can reach the center in 40 minutes by car*

| Shopping centre                         |                                         |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| <b>17.109</b>                           | <b>IPERCOOP</b>                         | <b>7.029</b>              | <b>4.200</b>                              | <b>45</b>                      | <b>7</b>                          | <b>3.000</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



ote

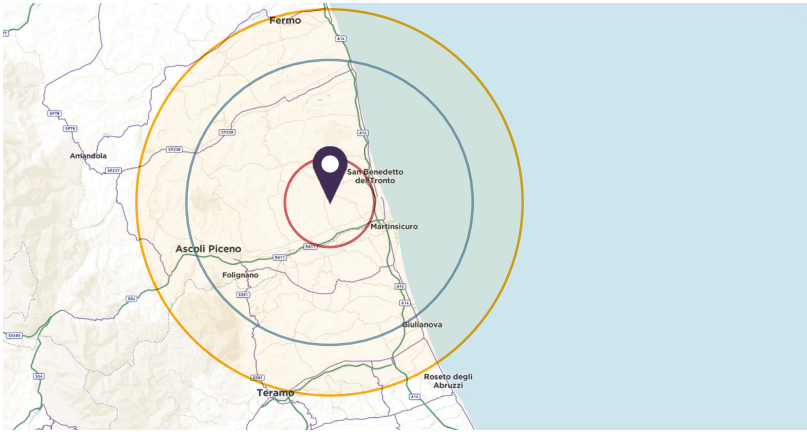


A map of the Ascoli Piceno region in Italy. Ascoli Piceno is marked with a purple location pin at the center. Three concentric circles are drawn around it: a red inner circle, a blue middle circle, and an orange outer circle. Various cities are labeled on the map, including Montorio delle Marche, Montepandone, San Benedetto del Tronto, Martinsicuro, Giulianova, Roseto degli Abruzzi, Castelalto, Teramo, Campi, Bellante, San Geronimo, Civitella del Tronto, San Benedetto alla Librata, Folignano, Venarotta, Montemonaco, Cupurina, Ammelfa, Petritoli, Grottole Mare, and Acquafredda Teramo. Roads are indicated by numbered lines.



## A wide-angle photograph of the Centro Portofranco building. The building has a modern design with a light-colored stone or concrete facade and large blue structural elements. A prominent sign on the roof reads "Centro Portofranco" in blue and white. In the foreground, there is a covered walkway with a blue metal frame and a dark, curved roof. The sky is clear and blue.

Via Pasubio, 114 - 63037 Porto D'Ascoli (Ascoli Piceno) - Marche - Italy



| 2001                       | 2020                                                             | 2017                                                                            |
|----------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Ampliamento<br>e restyling<br><i>Expansion<br/>and restyling</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

**// PLUS**

**Ampio bacino di attrazione:**  
il centro attrae ben oltre il solo comprensorio sambenedettese grazie alla vicinanza con la costa abruzzese e all'ottima viabilità di collegamento con l'entroterra

**Vast catchment area:** the center's customer base goes well beyond the San Benedetto area thanks to its proximity to the Abruzzo coastline and the easy access to the inland

- **0-10 Min:** 73.085 abitanti
- **10-20 Min:** 77.670 abitanti
- **20-30 Min:** 110.625 abitanti

calcolati in un raggio di 30 minuti d'auto

**261,380 inhabitants** can reach the center in 30 minutes by car

|                                         |                                            |                           |                                           |                                |                                  |                                                       |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|----------------------------------|-------------------------------------------------------|-------------------------------------|
| <b>13.625</b>                           | <b>IPERCOOP</b>                            | <b>8.684</b>              | <b>4.697</b>                              | <b>35</b>                      | <b>4</b>                         | <b>1</b>                                              | <b>1.730</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchor</i> | Media superficie<br>esterna<br><i>External anchor</i> | Posti auto<br><i>Parking places</i> |



## shopping centre

60 IGD SIIQ SPA

61 IGD SIIQ SPA

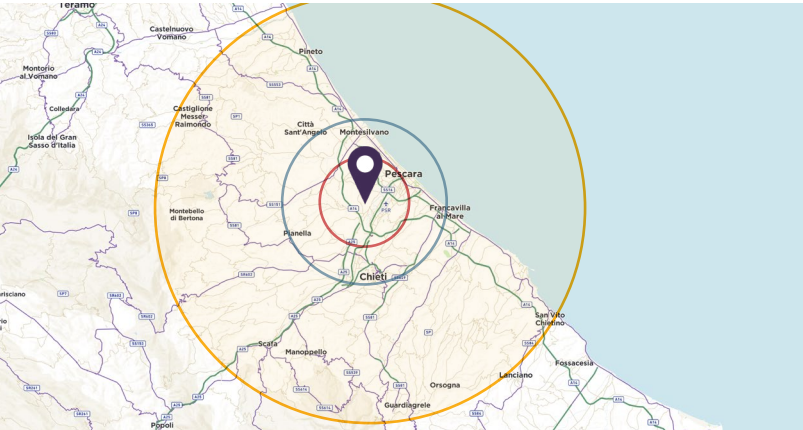


## Note

// **CENTRO D'ABRUZZO**  
S. GIOVANNI TEATINO (CHIETI)



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via Po, Loc. Sambuceto - 66020 S. Giovanni Teatino (Chieti) - Abruzzo - Italy



| 2001                       | 2014                            | 2015                                                                            |
|----------------------------|---------------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Ampliamento<br><i>Expansion</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

➡ [www.centrodabruzzo.it](http://www.centrodabruzzo.it)

// **PLUS**

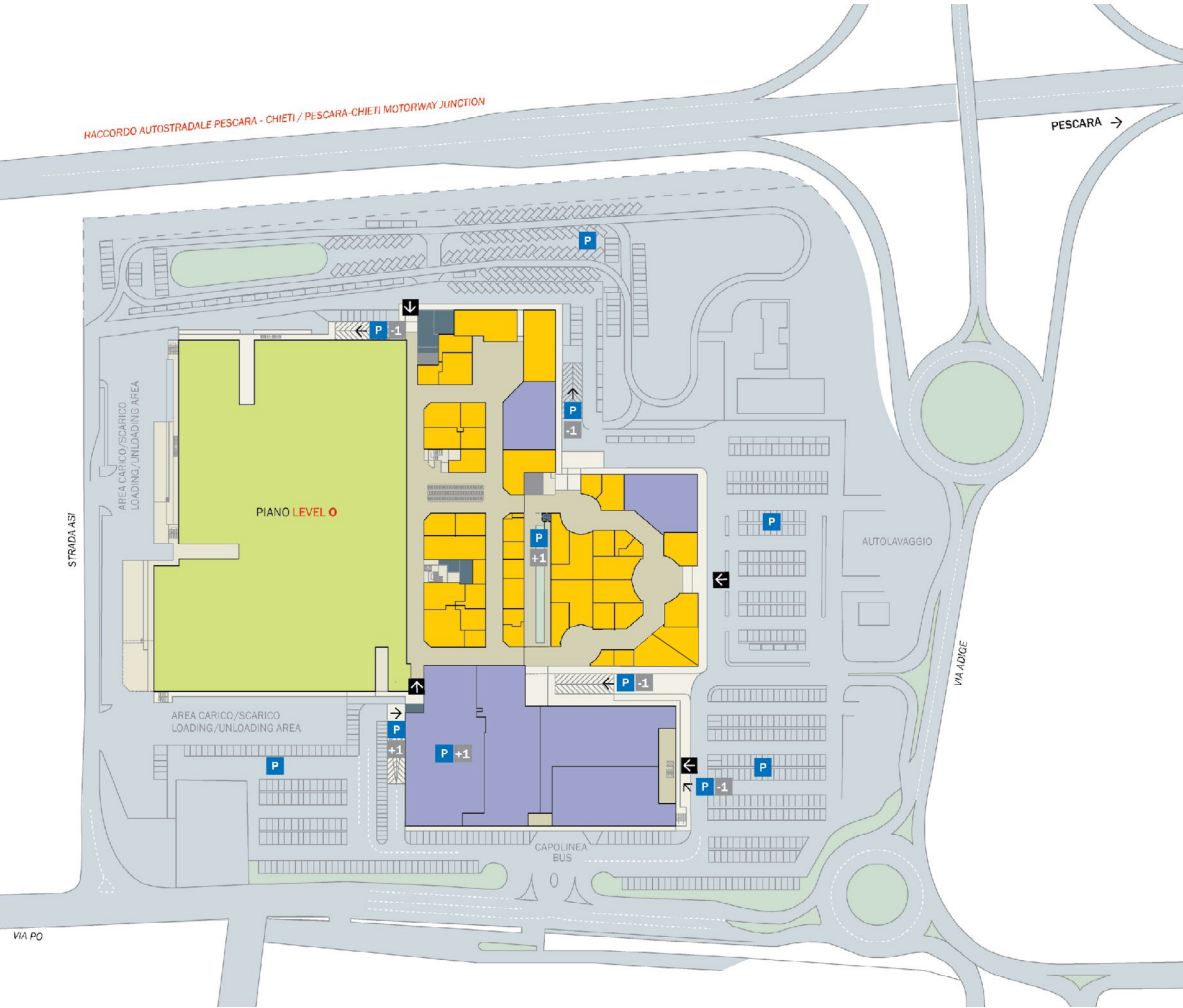
|                                                                                                                                                                                                |                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ottima visibilità ed accessibilità</b><br>con affaccio diretto sull'Asse<br>Attrezzato e raggiungibile in pochi<br>minuti da Pescara, Chieti<br>e dai principali comuni dell'area<br>urbana | <b>Excellent accessibility and<br/>visibility</b> - directly facing the Asse<br>Attrezzato motorway and reachable<br>from Pescara, Chieti and the local<br>towns in just a few minutes |
| <b>Area food accogliente e di grande<br/>impatto</b>                                                                                                                                           | <b>High impact and welcoming food<br/>court</b>                                                                                                                                        |
| <b>Ipermercato fortemente radicato<br/>nel territorio</b>                                                                                                                                      | <b>Hypermarket deeply rooted<br/>in the local area</b>                                                                                                                                 |

- **0-10 Min:** 108.850 abitanti
- **10-20 Min:** 200.800 abitanti
- **20-30 Min:** 68.070 abitanti

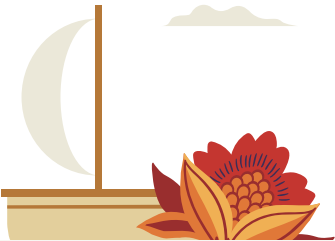
**377.720 residenti**  
calcolati in un raggio di 30 minuti d'auto

*377,720 inhabitants can reach the center in 30 minutes by car*

| Shopping centre                         |                                            |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| <b>12.571</b>                           | <b>IPERCOOP</b>                            | <b>14.127</b>             | <b>7.785</b>                              | <b>45</b>                      | <b>6</b>                          | <b>1.730</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



Shopping centre



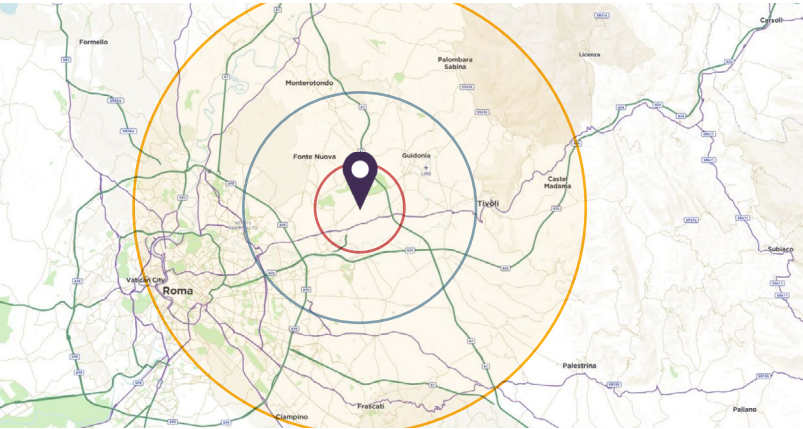
**Note**



// **TIBURTINO SHOPPING CENTER**  
GUIDONIA MONTECELIO (ROMA)



// **CATCHMENT AREA MAP & LOCATION MAP**  
Via Tiburtina km 20,5 - Loc. Martellona - 00012 Guidonia Montecelio (Roma)  
- Lazio - Italy



➡ [www.centrotiburtino.it](http://www.centrotiburtino.it)

// **PLUS**

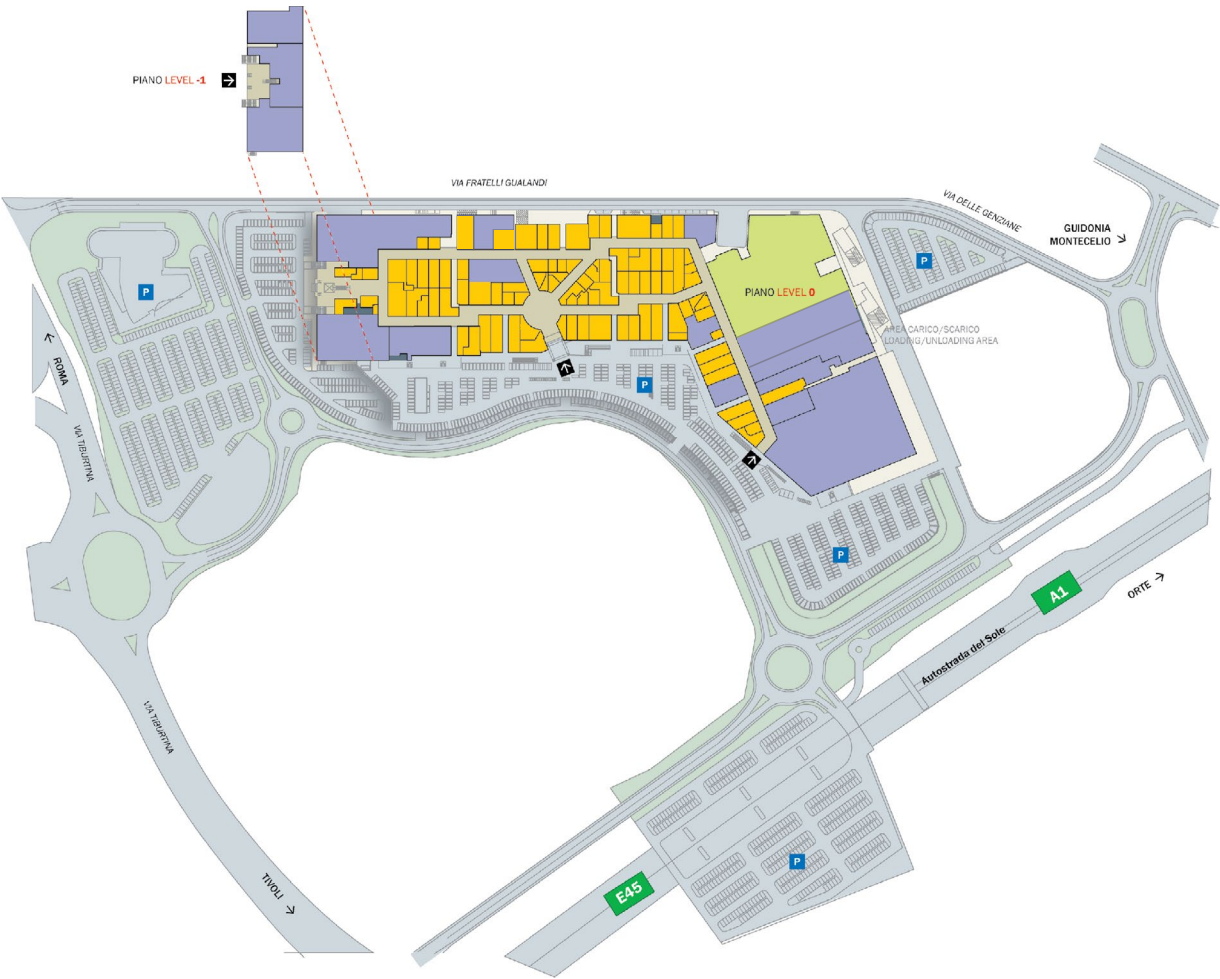
|                                                                                                        |                                                                                   |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Ottima accessibilità</b> dalla via Tiburtina e dall'autostrada A1                                   | <i>Excellent accessibility</i> from the via Tiburtina and the A1 motorway         |
| <b>535.435 residenti calcolati in un raggio di soli 20 minuti d'auto</b>                               | <i>535,435inhabitants can reach the center in 20 minutes by car</i>               |
| <b>Oltre 100 punti vendita e 16 Medie superfici</b> garantiscono una forte attrattività alla struttura | <i>More than 100 stores and 16 midsize stores guarantee the property's appeal</i> |
| <b>Food court accogliente e di grande impatto</b>                                                      | <i>High impact and welcoming food court</i>                                       |

- **0-10 Min:** 83.998 abitanti
- **10-20 Min:** 451.437 abitanti
- **20-30 Min:** 1.412.395 abitanti

**1.947.830 residenti**  
calcolati in un raggio di 30 minuti d'auto

*1,947,830 inhabitants can reach the center in 30 minutes by car*

|                                         |                                         |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| Shopping centre                         |                                         |                           |                                           |                                |                                   |                                     |
| <b>36.200</b>                           | <b>CONAD</b>                            | <b>5.175</b>              | <b>3.100</b>                              | <b>100</b>                     | <b>16</b>                         | <b>3.800</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



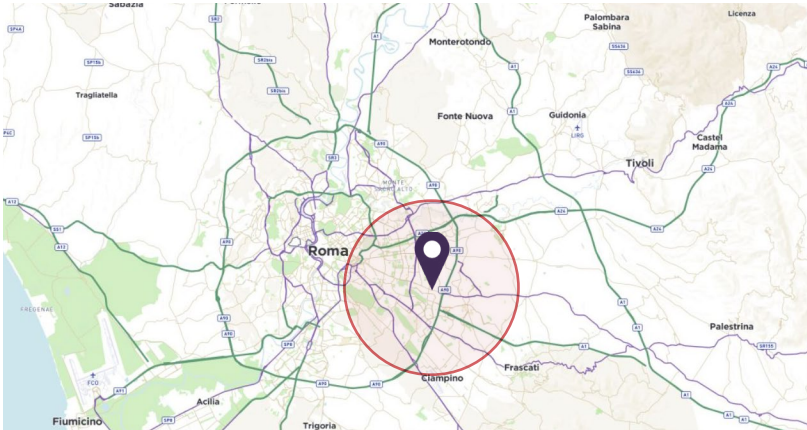
Shopping centre



**Note**



Via Casilina, 1011 - 00169 Roma - Lazio - Italy

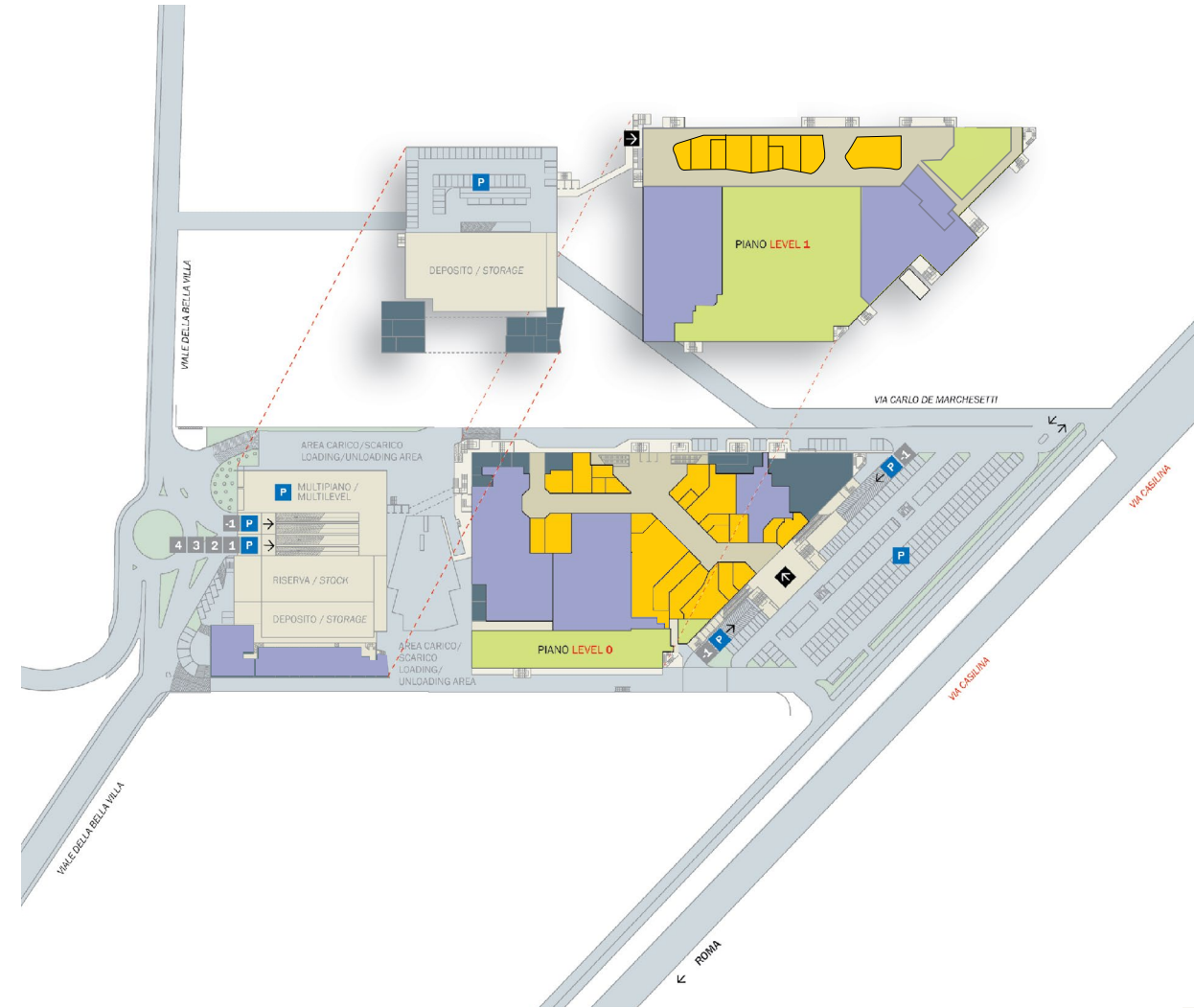


→ [www.centrocommercialecasilino.it](http://www.centrocommercialecasilino.it)

*Varied mix of activities  
and customer services*

**540,770 inhabitants** can reach the center in 10 minutes by car

| Shopping centre                         |                                         |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|-----------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| <b>11.150</b>                           | <b>COOP</b>                             | <b>3.180</b>              | <b>2.415</b>                              | <b>40</b>                      | <b>9</b>                          | <b>1.260</b>                        |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



### Shopping centre



## Note

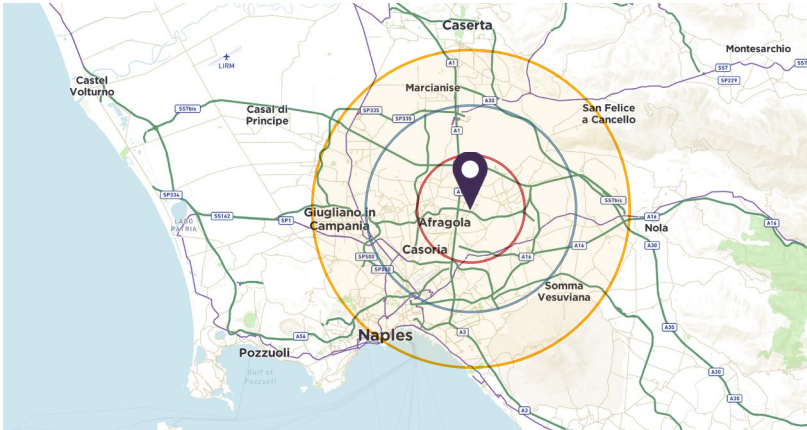




// SUD  
SOUTH

## A wide-angle photograph of the Ipercoop supermarket entrance. The building has a modern design with large glass windows and a prominent red metal archway over the entrance. A sign above the entrance reads "LE PORTE DI NAPOLI INGRESSO SUD". To the left, the "ipercoop" logo is visible on a large sign. The parking lot in the foreground contains several cars, including a silver hatchback and a black sedan. A red stop sign and a blue directional sign are visible on the right side of the parking lot. The sky is blue with scattered white clouds.

Via Santa Maria La Nova, 1 - 80021 Afragola (Napoli) - Campania - Italy



**// PLUS**

**Inserito all'interno di un'ampia  
area commerciale  
e di intrattenimento**

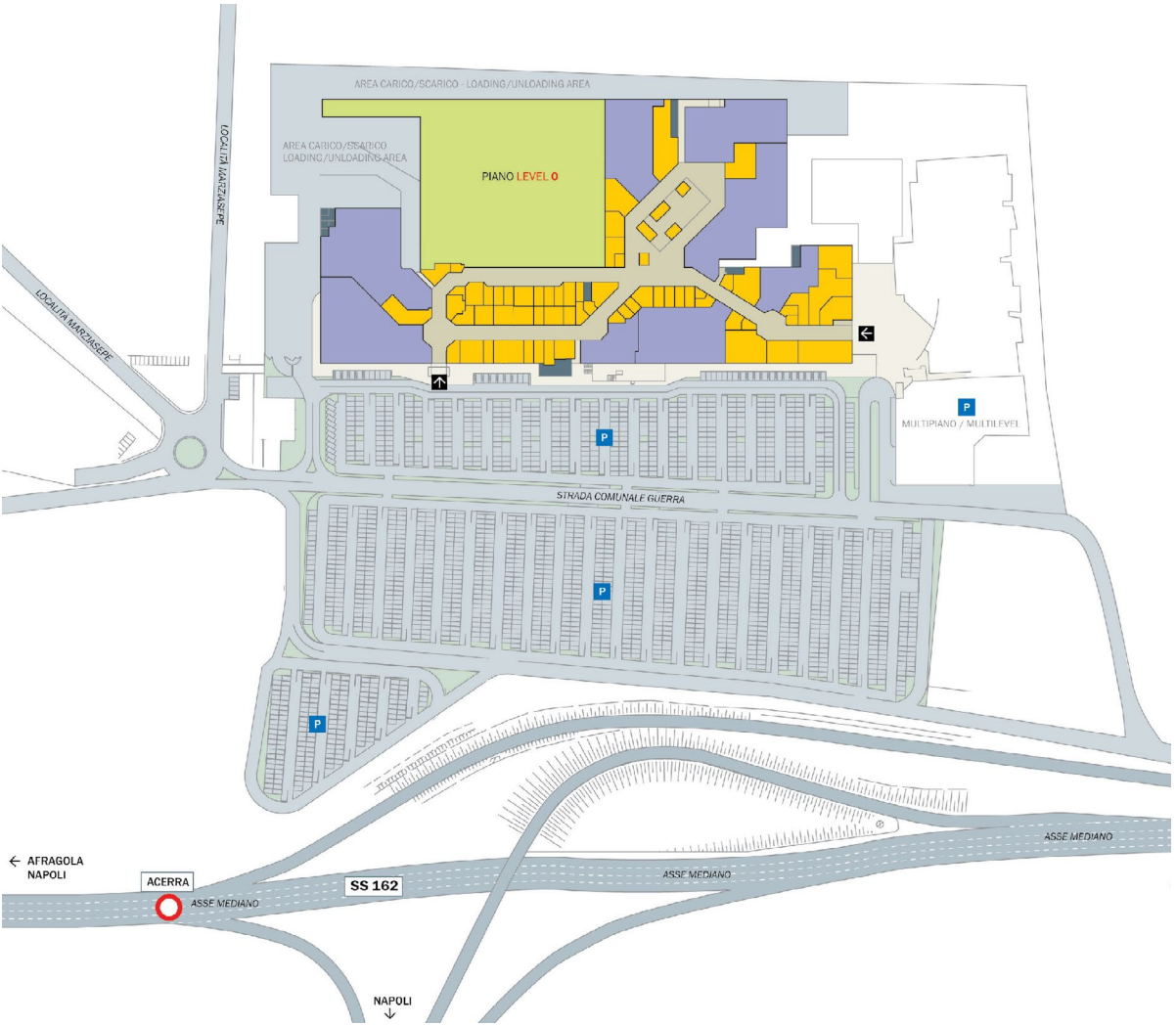
*Located within a large commercial and entertainment area*

● **20-30 Min:** 1.243.171 abitanti

calcolati in un raggio di 30 minuti d'auto

**2,648,600 inhabitants** can reach the center in 30 minutes  
by car

| Shopping centre                         |                                            |                           |                                           |                                |                                   |                                     |
|-----------------------------------------|--------------------------------------------|---------------------------|-------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|
| 16.987                                  | IPERCOOP                                   | 9.570                     | 4.585                                     | 65                             | 8                                 | 2.650                               |
| GLA Galleria mq<br><i>Mall GLA sq.m</i> | Ancora<br>alimentare<br><i>Food anchor</i> | GLA mq<br><i>GLA sq.m</i> | Area vendita mq<br><i>Sales Area sq.m</i> | Punti vendita<br><i>Stores</i> | Medie superfici<br><i>Anchors</i> | Posti auto<br><i>Parking places</i> |



### Shopping centre

70

IGD SIIQ SPA

71

IGD SIIQ SPA

## Note



A map of Palermo, Sicily, and its surrounding regions. The city of Palermo is marked with a purple location pin. Concentric circles are drawn around the city: a red circle for 10 km, a blue circle for 20 km, and a yellow circle for 30 km. The map shows major roads, including the SS9, SS113, SS114, SS115, SS116, SS117, SS118, SS119, SS120, SS121, SS122, SS123, SS124, SS125, SS126, SS127, SS128, SS129, SS130, SS131, SS132, SS133, SS134, SS135, SS136, SS137, SS138, SS139, SS140, SS141, SS142, SS143, SS144, SS145, SS146, SS147, SS148, SS149, SS150, SS151, SS152, SS153, SS154, SS155, SS156, SS157, SS158, SS159, SS160, SS161, SS162, SS163, SS164, SS165, SS166, SS167, SS168, SS169, SS170, SS171, SS172, SS173, SS174, SS175, SS176, SS177, SS178, SS179, SS180, SS181, SS182, SS183, SS184, SS185, SS186, SS187, SS188, SS189, SS190, SS191, SS192, SS193, SS194, SS195, SS196, SS197, SS198, SS199, SS200, SS201, SS202, SS203, SS204, SS205, SS206, SS207, SS208, SS209, SS210, SS211, SS212, SS213, SS214, SS215, SS216, SS217, SS218, SS219, SS220, SS221, SS222, SS223, SS224, SS225, SS226, SS227, SS228, SS229, SS230, SS231, SS232, SS233, SS234, SS235, SS236, SS237, SS238, SS239, SS240, SS241, SS242, SS243, SS244, SS245, SS246, SS247, SS248, 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|                            |                                                                                 |
|----------------------------|---------------------------------------------------------------------------------|
| <b>2010</b>                | <b>2015</b>                                                                     |
| Apertura<br><i>Opening</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

**Minimal competition:** limited presence of competitors in the primary catchment area

The site plan shows the University of Wisconsin-Madison campus. The proposed new library building is highlighted in yellow, located near the intersection of University Avenue and Wisconsin Avenue. Existing library buildings are shown in purple. The plan also includes surrounding streets: Vanderbilt Avenue to the north, University Avenue to the east, and Wisconsin Avenue to the south. A large green area represents the main campus, and a blue area represents the proposed library building. The plan also shows the location of the new library building relative to the existing library buildings and the surrounding campus area.

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## Note

The map shows the northeastern part of Sicily. Key locations labeled include Mascalucia, Gravina di Catania, and Catania. Concentric circles are drawn around these locations, indicating their relative distances. The map also shows the coastline and surrounding waters.

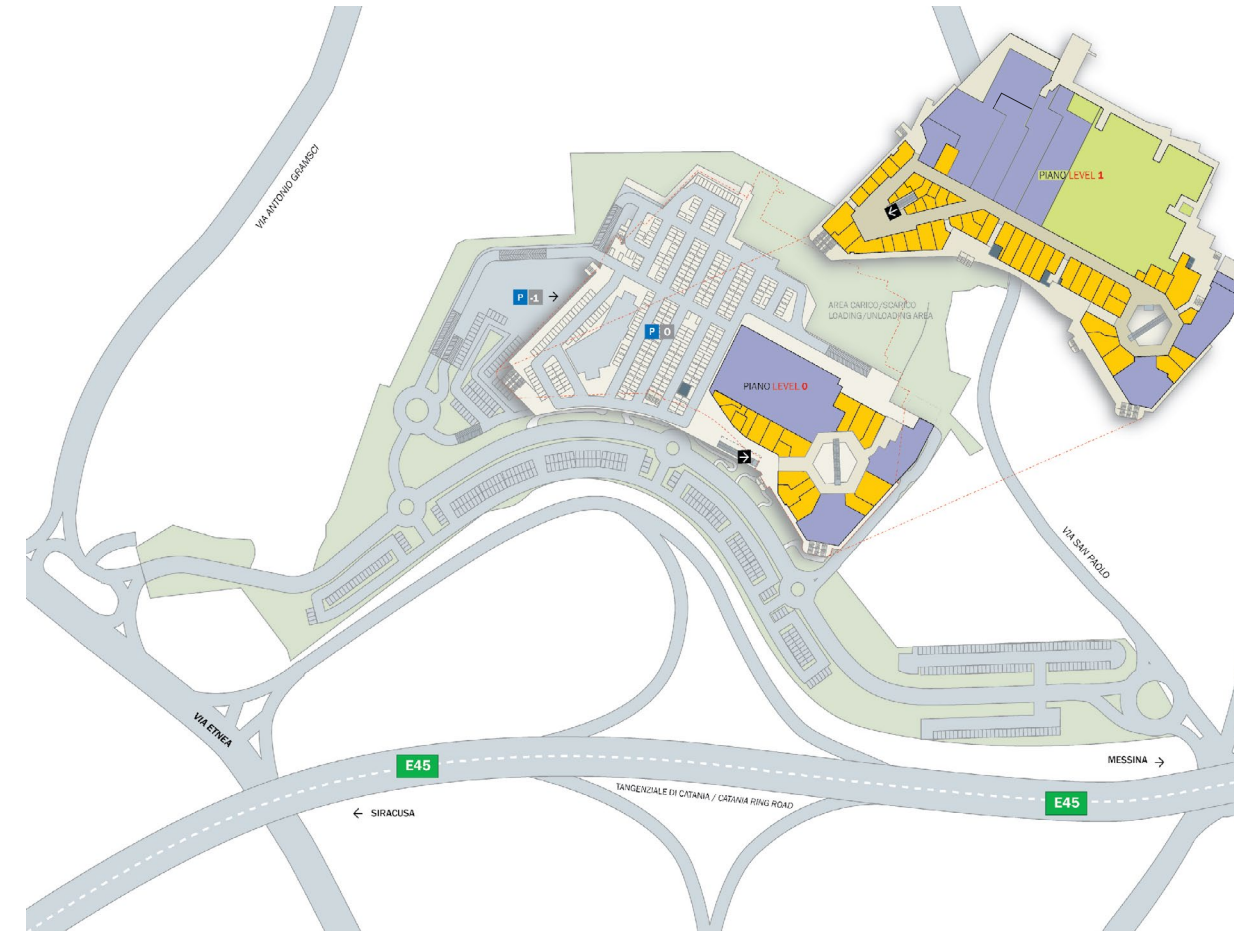
**760,900 inhabitants** can reach the center in 30 minutes by car

| 2009                       | 2016                                                                            |
|----------------------------|---------------------------------------------------------------------------------|
| Apertura<br><i>Opening</i> | Certificazione UNI<br>EN ISO 14001<br><i>UNI EN ISO 14001<br/>certification</i> |

→ [www.centrocommercialekatane.com](http://www.centrocommercialekatane.com)

## // PLUS

*Substantial and exclusive primary catchment area*



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## Note



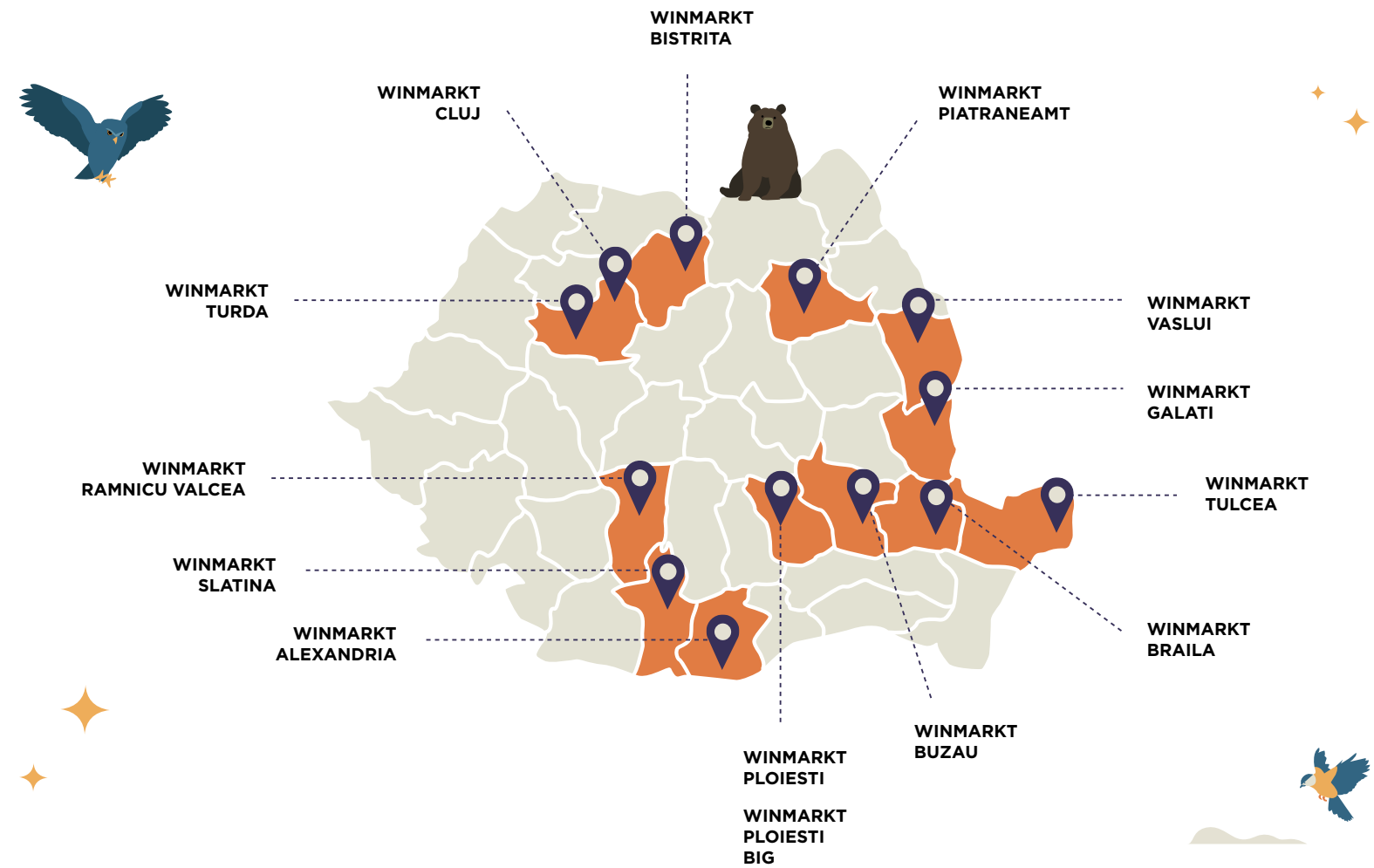


// ROMANIA

// **PORTAFOGLIO IGD IN ROMANIA**  
IGD'S PORTFOLIO IN ROMANIA

Nell'aprile del 2008 IGD ha acquistato **Winmarkt**, la più diffusa rete di centri commerciali della Romania, con un portafoglio di 14 centri commerciali ed una palazzina per uffici, situati nelle zone centrali di 13 città.

*In April 2008 IGD acquired Winmarkt, the most widespread network of shopping centers in Romania, with a portfolio of 14 shopping centers and one office building, located in the central areas of 13 cities.*



// **CENTRI COMMERCIALI**  
SHOPPING CENTERS

// **ROMANIA**



WINMARKT ALEXANDRIA



WINMARKT BISTRITA



WINMARKT BRAILA



WINMARKT BUZAU



WINMARKT CLUJ NAPOCA



WINMARKT GALATI



WINMARKT PIATRA NEAMT



WINMARKT PLOIESTI



WINMARKT PLOIESTI BIG





// **ROMANIA**



**WINMARKT  
RAMNICU  
VALCEA**



**WINMARKT  
SLATINA**



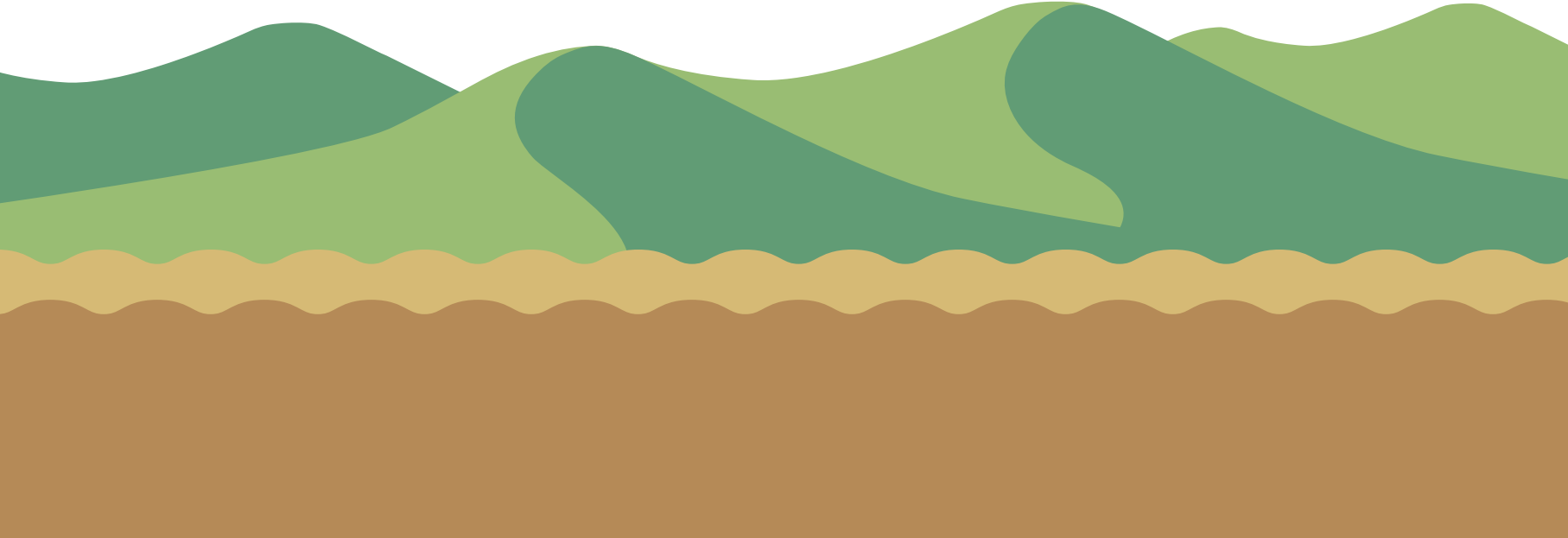
**WINMARKT  
TULCEA**



**WINMARKT  
TURDA**



**WINMARKT  
VASLUI**





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**igd**   
**SPACES TO BE LIVED IN**