

# INVESTING IN URBAN LIFE

CREATING VIBRANT PLACES



# KNOWING WHERE SUCCESSFUL LOCATIONS WILL BE

As an investment manager specialising in retail real estate assets, we aim to create more interesting and vibrant places in which to live, work and shop in Europe's most attractive urban retail destinations. The way we identify those locations, is based on a well-researched view on the attractiveness of cities, changes in consumer behaviour, and how that impacts the retail landscape.

Consumer behaviour is changing rapidly, and as a result there is need for destinations which combine a mix of functions, available to meet consumers' demands. For many years, Redevco has been developing mixed-use projects in European cities such as Berlin and Bordeaux, combining shopping, food & beverage and living. This is reflected in our current investment beliefs, focusing on those places that we deem sustainable because they successfully combine the functions of other uses beside just retail such as living, working and leisure.

In addition, to changing consumer preferences, the retail landscape itself is undergoing huge transformations due to the effect of e-commerce and technological innovations. These changes also impact how retail occupiers are also evolving. The type of retail tenants is changing as well the way buildings are used. New retail concepts and store formats arise in our assets under management as well.

We invest across the risk-return spectrum in properties that range from High Street retail assets and mixed-use, managed environments in major European cities to out-of-town retail parks and centres in or near dominant retail destinations.

Have a look at a few of our recent transactions and projects.

# WHO WE ARE

Redevco is a retail real estate investment management company. We aim to create more interesting places in which to live, work and shop in Europe's most attractive urban retail destinations. Our specialist investment strategies, local real estate knowledge and the scale of our pan-European platform enable us to create value for both our retail customers and investor clients. Our highly-experienced professionals purchase, develop, let and manage properties, ensuring that the portfolios optimally reflect the needs of our clients. We believe in long term investments where quality and sustainability are key. We have more than 300 assets under management with a total portfolio value of about 7.5 billion EUR.

Redevco combines strong local networks with close cross-border cooperation to ensure a pan-European approach. Our offices are based in seven cities in the key markets across Europe to make sure our teams can tap into the relevant networks of developers and property owners.

More information:  
**[www.redevco.com](http://www.redevco.com)**







## SPAIN, MADRID

### IKEA CITY STORE ON THE CALLE GOYA

- Risk profile: Core / core+
- 2,300 m<sup>2</sup>
- Former Zara unit in prime location became vacant and was re-let to IKEA for a new concept of city stores aiming to provide customers with a unique IKEA brand experience. The property is divided in four floors and it is located in on the Calle Goya in the popular "Barrio de Salamanca" district.



## UNITED KINGDOM, GLASGOW

### EVERYMAN CINEMA IN PRINCES SQUARE

- Risk profile: Core
- 27,693 m<sup>2</sup>
- Princes Square opened in its current format as a shopping and dining destination in 1988. The centre was refurbished in 2011/2012. The centre has over 40 shops & restaurants with key tenants such as Ted Baker, French Connection, Reiss Womenswear, Cos and Vivienne Westwood. Most recently boutique cinema operator Everyman opened its doors in Princes Square adding a new dimension to the whole leisure experience of the shopping center.



## BELGIUM, TERNAT CRADLE-TO-CRADLE DEVELOPMENT THE LEAF

- Risk profile: Core/ core +
- 12,000 m<sup>2</sup> out-of-town retail park
- The Leaf Shopping is the development of new retail park and home to a variety of retailers ranging from DIY, supermarket, fashion and restaurants. The Leaf project is our most sustainable development, aspiring to obtain a BREEAM Excellent rating. The sustainable materials were selected according to Cradle-to-Cradle® principle. The space alongside cycle and footpaths was enhanced through green roofs and large areas with local vegetation. At the entrance of the site, a public park was created.



## CZECH REPUBLIC, PRAGUE CITY PALAIS

- Risk profile: Core
- 7,482 m<sup>2</sup> High Street property
- Well-served by public transport links, the location attracts a daily footfall of 150,000 people, making it one of the most frequented pedestrian shopping destinations in Central Europe. Offers a fantastic opportunity to create a prestigious flagship store in a super prime location.





## UNITED KINGDOM, GLASGOW BUCHANAN STREET

- Risk profile: Core
- 2,549 m<sup>2</sup> High Street property
- Asset is well-located, right on Buchanan Street which is arguably the best retailing street in the UK outside of London, offering the best complete leisure experience where shopping can be combined with cultural activities and eating out.

## SPAIN, MADRID PARQUE CORREDOR

- Risk profile: Value-add
- 123,000 m<sup>2</sup> shopping centre
- Main shopping destination in Madrid's east corridor, known as Corredor del Henares, attracting more than 10.5 million visitors annually, offering a variety of food, fashion, services and leisure tenants.



## THE NETHERLANDS, ROTTERDAM DONNER BUILDING

- Risk profile: Value-add
- 5,540 m<sup>2</sup> High Street property
- The former Donner building is located right in the heart of Rotterdam's prime retail pitch and provides good opportunities to add significant value to the unit through active asset management.

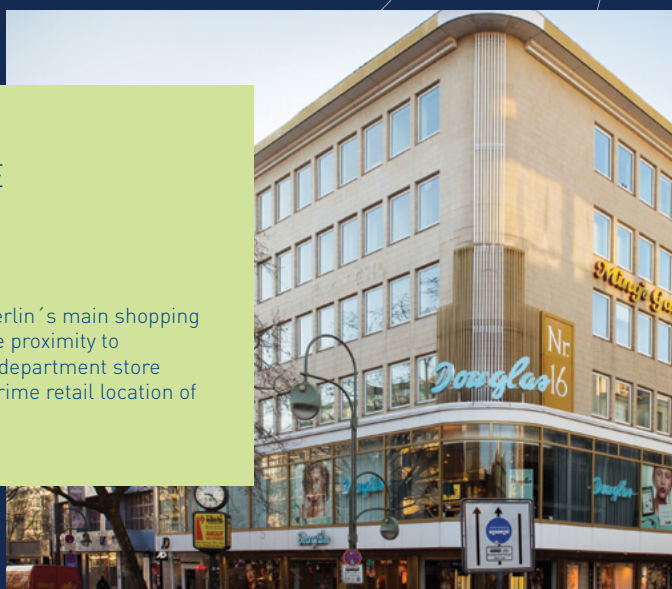


## FRANCE, PARIS RUE DE LA PAIX

- Risk profile: Core
- 740 m<sup>2</sup> High Street property
- Asset is exceptionally well-located on the Rue de la Paix only a few 100 metres away from the renowned key luxury retail location Place Vendôme. This premium retail area is home to famous Parisian hotels and restaurants including Le Ritz, Lemeurice and Le Carré des Feuillants, generating a significant flow of wealthy tourists.

## GERMANY, BERLIN TAUENTZIESTRASSE

- Risk profile: Core
- 4,000 m<sup>2</sup> High Street property
- Prominent corner building on Berlin's main shopping street Tauentzienstrasse in close proximity to internationally renowned luxury department store "KaDeWe" and thus in a super prime retail location of Germany's capital city.



## BELGIUM, ARLON SHOPPING HYDRION

- Risk profile: Core / core +
- 33,605 m<sup>2</sup> out-of-town retail park
- Hydrion is the dominant retail park in the region and has a wide consumer catchment area due to its location close to the Arlon junction of the main highway linking Belgium to the nearby Grand Duchy of Luxembourg. There are a number of opportunities to add value to this property through active asset management.



## FRANCE, ROUEN L'ESPACE DU PALAIS

- Risk profile: Core + / value-add
- 10,000 m<sup>2</sup> inner-city shopping center
- This investment, in the heart of the city with a catchment area of close to 500,000 people, offers significant scope for value creation through refurbishment and astute asset management.



## SPAIN, MADRID MERCADO DE SAN MIGUEL

- Risk profile: Core +
- 1,764 m<sup>2</sup> food market
- Located at San Miguel Plaza in the heart of the historic centre of Madrid and one of the city's major attractions. The food market offers 30 high-end grocery and delicatessen stalls as well as 13 restaurant stalls and is a magnet for foodies and a fixture on Madrid's tourist trail.



## UNITED KINGDOM, BRIGHTON HANNINGTONS ESTATE

- Risk profile: Core + / value-add
- 11,250 m<sup>2</sup> mixed-use development
- The Hanningtons Estate, positioned prominent in the heart of Brighton's vibrant shopping district, epitomises all the key factors that Redevco is looking for in its retail investments. It's located in an attractive, historic shopping district at the centre of a town that is a magnet for visitors and has an affluent and creative population.

