



PressRelease-18-11-03

## **More innovation and quality for Vianade Castelo's commerce** **Estação Viana offersthecity 111shops**

- **A €45.8millioninvestment**
- **99%oftheGLAalreadycommitted**
- **6,7millionvisits/yearscheduled**
- **900newdirectjobscreated**
- **Environmentalqualityandsecuritysystemsensuredbysophisticatedsolutions**

ShoppingandLeisureCentreEstaçãoViana, whichopenstothepublictomorrow, isanimportantrevitalizing poletothecityofVianadoCasteloanditssurroundings, whichwillhaveasignificantlyimprovedofferalso intermsofinnovationandquality.

HeldbySonaeImobiliáriaandEstaçãoShopping, theEstaçãoVianarepresentsa €45.8millioninvestment andwillhaveaGrossLettableArea(GLA)of18.565m<sup>2</sup>.

Witheightanchorshops(Zara, CinemasCasteloLopes, Worten, Vobis, Modalfa, Sportzone, BowlingBugz and“SupermercadodaEstação”), 16restaurantsand87satelliteshops, atotalof111shops, EstaçãoViana openstothepublicwith99%ofitsGLAalreadycommitted. Awiderangeofprestigiousbrandsisnow availableatVianadoCastelo, brandssuchasStradivarius, Pull&Bear, MassimoDutti, Berska, Mango, QuebraMar, Perfume&Ca., ALojadoGatoPreto, Blanco, McDonalds, etc. Anotherimportantaspectisthat 20%oftheshopsarelettolocaltenantswithbrandsuchasrestaurantBodegãoeCameloorfashionshops SaltoRasoandKid'sBlue.

Complementingthecommercialoffer, EstaçãoVianaalsobetsonthecultureandleisureareas, withthe creationaculturalspace, nearthedevelopment'ssouthentrance, whichwillsurelyvitalizeevenfurtherViana doCastelo'scitycentre. Thisspacewillhaveabout600m<sup>2</sup>andwillallowforexhibitsandqualityeventsto bebroughtintothecity.

Builtona17.080m<sup>2</sup>siteonAv.ªHumbertoDelgado, VianadoCastelo'snewcentreisscheduledto have6,7millionvisitsperyearandservesapopulationofover133thousandpeopleina30minutes catchmentarea. EstaçãoVianawillcreate900directjobs.

Thescheduledannualsales, notincludingthesupermarket, reach €41,7million.

Amongotherinfrastructuresbroughtaboutbythisdevelopment, theEstaçãoVianawillensure acrossover therailwaywhichwillconnecttheroadtransportinterfaceandtherailwaystation, aswellasaparkinglotof 600spaceswhichwillhelpovercomeoneofthecity'sbiggestconstraints.

Thetransportinterfacebuildingwillbe handedover, onceit'sbuilt, totheVianadoCasteloCityHall, thus becomingacityasset.

## **Maximum security and environmental quality**

Benefiting from Sonae Imobiliária's vast know-how in the development of shopping and leisure centres, Estação Viana abides to the company's rigorous demands in terms of comfort, security, integration in the surrounding environment and environmental quality.

For example, the new centre comprises the most sophisticated solutions for such important aspects as the separation and treatment of residues or the monitoring of water and air quality. The centre's energy management and savings system is fully computerized (BMS – Building Management System).

As far as safety is concerned, the Estação Viana will benefit from some of the most modern support systems, such as the automatic fire detection system (SADI), the closed circuit television surveillance system (CCTV), the automatic intruder alert system (SAI), the fire fighting system (RIA) or the access control system.

## ESTAÇÃO VIANA'S TECHNICAL SPECIFICATIONS

Name of Development	Estação Viana
Developers	Center station-Imobiliária S.A.(Sonae Imobiliária and Estação Shopping)
Official Address	Av.Humberto Delgado Viana do Castelo
Marketing companies	Sonae Imobiliária Gestão, SA
	Healey-Baker
Access	Av.Humberto Delgado(Hospital roundabout) and Av. Condeda Carreira
Total site area	17.080m <sup>2</sup>
Gross construction area	58.368m <sup>2</sup>
Gross lettable area	18.565m <sup>2</sup>
Mall Area	7.827m <sup>2</sup>
Total investment	45.800.000 €
N.º of people in 10 minute catchment area	36,6 thousand
N.º of people in 20 minute catchment area	73,2 thousand
N.º of people in 30 minute catchment area	133,7 thousand
Scheduled number of annual visits	6,7 million
Annual sales scheduled (excluding supermarket)	49.3 million €
Direct Jobs	900
Viability approval	April 12 <sup>th</sup> 2002
Construction licensing	September 4 <sup>th</sup> 2002
Beginning of construction	April 17 <sup>th</sup> 2002
Inauguration	November 18 <sup>th</sup> 2003
Public opening	November 19 <sup>th</sup> 2003
Number of shops	111
Anchor shops-8	Zara, Cinemas Castello Lopes, Worten, Vobis, Modalfa, Sportzone, Bowling Bugz, Supermercado da Estação
Restaurants	16
Unit shops	87
Main unit shops	Stradivarius, Pull & Bear, Massimo Dutti, Berska, Often, Kiddys Class, Mango, Quebra Mar, Perfumes & Ca., A Lojado Gato Preto, Blanco, McDonalds
Number of shops let	108
GLA let (%)	99%
Total annual rent income	5.164K €
Parking area (in two storeys)	17.367m <sup>2</sup>
Nº of parking spaces	600 cars
Electrical power installed	6.280KVA
Acclimatisations systems	Individual air-conditioning systems in administration offices and security room. The shops' system is collective and is operated through chillers; the local units at each shop are installed by the developer.

Securityequipment	Automaticfireetectionsystem(SADI).Closed circuittelevisionssurveillancesystem(CCTV). Automaticintruderalerts(system(SAI).Automatic COdetectionsystem(SADCO).Firefightingsystem (RIA).Portableextinguishornetwork(REP).Access controlsystem.
Verticaltransportation	5lifts,4servicelifts,8movingstairwaysand4 pedestrianconveyors.
Peopleandcarscountingsystem	Infraredsanddigitalvideocameras.
Environmentalprotectionsystems	Pre-treatmentofsewerwaterthroughfatand hydrocarboncontainersystem.Fullycomputerised energyrecoveryandmanagementsystem–(BMS– BuildingManagementSystem).Timersystemforall thepublictaps.Filtersfittedtoallsmokeextractors intherestaurantarea.
Developmentmanagementcompany	SonaeImobiliáriaGestão,S.A.
Constructionssupervisionandcostcontrol	Engexpor,S.A.
Diggingandperipheralcontainmentconstructor	AurélioMartinsSobreiro,S.A.
Structuresandmasonriesconstructor	Engil–Sociedade de Construções S.A.
Façadecoatingconstructor	Prégaia,S.A. Martifer,S.A.
Electricalinstallationsconstructor	Clear,S.A.
Mechanicalinstallationsconstructor	Sistavac,S.A.
Hydraulicinstallationsconstructor	Clear,S.A.
Safetyandtechnicalmanagementconstructor	Siemens,S.A.
Finishingsconstructor	FDO,S.A.
Verticaltransportationofpeopleandgoods constructor	Schindler,S.A.
Skylightsconstructor	Martifer,S.A. Nortoeste
Roofconstructor	Sotecnisol
Accessesandoutdoorsfinishingsconstructor	AurélioMartinsSobreiro,S.A.