



Press Release, Madrid – March 30th 2004

Shopping and Leisure Centre opens Wednesday in La Manga  
**Sonae Imobiliária inaugurates ‘Dos Mares’**

- **5 million visits expected in the first year**
- **An investment of €36,5 million**
- **88% of the gross lettable area already let**

Shopping and Leisure Centre ‘Dos Mares’, owned by Sonae Imobiliária (65%) and the Erosmer Ibérica Group (35%), the largest development of its kind in the Spanish region of La Manga, opens its doors to the public next Wednesday, March 31st.

Located between the cities of Alicante and Cartagena, the ‘Dos Mares’ represents an investment of €36,5 million.

The centre is inaugurated with 59 of its 76 shops already let, more than 88% of its gross lettable area. These include an Eroski hypermarket, 10 Neocine cinemas with 1400 seats, and large surfaces for Bricolaje Bricoasuar (do-it-yourself) and Cadena Master (home appliances), as well as Bowling Dos Mares.

Besides this set of anchor shops, the centre will make available a widely diversified shopping and leisure offer, with the presence of several prestigious brands, such as Zara, Stradivarius, Springfield and Puma, as well as 13 restaurants and bars. The total Gross Lettable Area (GLA) reaches 24.257 m<sup>2</sup> and the parking lot will have a capacity of 1120 parking spaces.

The catchment area of the ‘Dos Mares’ is composed of over 64 thousand people less than 10 minutes away by car, and about 5 million visits/year are expected. The Centre’s management will be the responsibility of Consultoria de Centros Comerciales (CCC), Sonae Imobiliária’s Spanish branch.

### **The Mediterranean spirit**

Involved in the development of the “Dos Mares” architectural project was an international, multi-disciplinary team of architecture, design, interior decorating and lighting professionals. The Centre was designed to blend in with the urban and landscape surroundings, recreating the Mediterranean spirit through the use of colours, materials and natural lighting.

Like all of Sonae Imobiliária's Centres, the 'Dos Mares' has a sophisticated Environmental Management System to ensure the best practices in areas such as energy saving, water treatment, resource enhancement, selection and use of materials, etc.

## TECHNICAL SHEET

Name	Dos Mares Centro Comercial
Developing Company	San Javier Shopping S.A. (Sonae Imobiliária – 65% y Erosmer Ibérica – 35%)
Location	Carretera N-332 - San Javier - Murcia
Marketing	CCC - Consultoria Centros Comerciales
	Cushman & Wakefield Healey & Baker
Accesses	A-37, N-332
Total site area	78.912 m <sup>2</sup>
Gross construction area	31.387 m <sup>2</sup>
Gross Lettable Area (GLA)	24.257 m <sup>2</sup>
Parking Area	33.600 m <sup>2</sup>
Parking Spaces	1.120
Total Investment	36.500.000 €
N. of people in a 10 minute catchment area	64.000
N. of people in a 20 minute catchment area	73.000
Scheduled number of annual visits	5 million
Direct Jobs	850
Construction License	April 2003
Beginning of Construction Work	April 2003
Public opening date	March 31st 2004
Total number of shops	76
Anchor shops- 5	Neocine (10 cinemas with 1400 seats), Eroski Hypermarket, Cadena Master, Bowling Dos Mares, Bricolaje Bricosuar
N. of Restaurants	13
N. of Shops	58
Main unit shops	Stradivarius, Pull&Bear, Kiddy's Class, Bershka, Springfield, Hojas de Cristal, Druni, Decimas, Puma, Gambrinus, Burger King, Big Kebab