

Press Release – October 14th 2003

## **Parque Atlântico: Azores' Shopping and Leisure Centre**

- **An investment of €41,5 million**
- **22.247m<sup>2</sup> of GLA, 6 anchor shops, 17 restaurants and 79 satellite shops**
- **97% of GLA already let**
- **3,2 million visits/year expected**
- **850 new direct jobs created**
- **Environmental quality ensured by sophisticated solutions**

The Parque Atlântico will open to the public tomorrow, October 15th, and is an unprecedented quality leap in the commerce scene of the Azores. Located in Ponta Delgada, the new development is the result of the expansion of the Modelo shop and represents an investment of about €41,5 million.

The first shopping and leisure centre developed and held in equal shares by Sonae Imobiliária and Grupo Nicolau Sousa Lima in the Autonomous Region of the Azores, the Parque Atlântico has a Gross Lettable Area (GLA) of 22.247m<sup>2</sup>.

With 6 anchor shops - Zara, Cinemas Castelo Lopes (4 cinemas with 554 seats), Modelo, Worten, Max-Mat and Sportzone -, 17 restaurants and 79 satellite shops, the Parque Atlântico opens with 97% of its GLA already let. Burger King, Pizza Hut, Pan 's, Pasta Café, Ó Kilo, Cascata and Café di Roma are some of the brands in the restaurant area, whereas among Parque Atlântico's satellite shops are some prestigious brands such as Stradivarius, Pull & Bear, Massimo Dutti, Benetton, Vista Alegre/Atlantis, Vobis and Livraria Bertrand.

Built on a 37.992m<sup>2</sup> site, the new centre of the Azores is scheduled to receive 3,2 million visits per year and has a free parking lot with the capacity to receive 1.100 vehicles. Serving a population of 116 thousand in a 30 minute catchment area and 87 thousand in a 20 minute catchment area, the Parque Atlântico creates about 850 new direct jobs.

Designed by architect José Quintela's Concept Development team, the Parque Atlântico benefits from Sonae Imobiliária's vast know-how in the development of shopping and leisure centres, complying with the company's rigorous demands in terms of comfort, safety, integration in the surrounding environment and environmental quality.

### **A "Green Centre"**

This new development fits in the "greencentre" concept the company has been developing, comprising 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 saving system is fully computerized (BMS – Building Management System).

As far as safety is concerned, the Parque Atlântico benefits 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.

## TECHNICAL SPECIFICATIONS

<b>Development's Name</b>	<b>Parque Atlântico</b>
Developers	Micaelense Shopping Empreendimentos Imobiliários S.A. (Sona Imobiliária - 50% and grupo Nicolau Sousa Lima - 50%)
Address	R. da Juventude Ponta Delgada - Açores
Marketing Companies	Sona Imobiliária Cushman & Wakefield Healey & Baker (Portugal)
Access	Freeway (Hospital exit), R. Antero de Quental
Total Site Area	37.992m <sup>2</sup>
Gross Construction Area	66.600m <sup>2</sup>
Gross Lettable Area (GLA)	22.247m <sup>2</sup>
Parking Area	34.147m <sup>2</sup>
N° of parking spaces	+1.100 Cars
Total Investment	41.500.000 € + VAT
N.° of people in a 10 minutes catchment area	43,3 thousand
N.° of people in a 20 minutes catchment area	87,2 thousand
N.° of people in a 30 minutes catchment area	116,1 thousand
N.° of passengers at the Ponta Delgada Airport	395,5 thousand
Scheduled number of annual visits	3,2 million
Direct Jobs	850
Viability approval	January 30th 2001
Construction licensing	May 8th 2002
Beginning of construction	May 8th 2002
Opening to the Public	October 15th 2003
Total number of shops	102
N° of Anchor Shops - 6	Zara, Cinemas Castelo Lopes (4 cinemas, 554 seats), Modelo (6.000m <sup>2</sup> ), Worten, Max-Mat, Sportzone
N° of Restaurants	17
Main restaurants:	Burguer King, Pizza Hut, Pan's, Pasta Café, Ó Kilo, Cascata, Café di Roma, Pasta Mix.
N° of Satellite Shops	79
Main Satellite Shops	Stradivarius, Pull & Bear, Massimo Dutti, Berska, Often, Bennetton, Perfumes & Cia, Multiópticas, Salsa, Vista Alegre/Atlantis, Nova Rede, Pre Natal, Multiópticas; Vobis, Farmacia Costa, Bertrand, Andre Jamet; Casado Gato Preto, Body Shop, Pierre Cardin, Quebra Mar, River Woods, Wearplay; Sun Planet, Agostini.
Number of shops let	92
Number of shops let %	91%
GLA let (%)	97%
Electric power installed	5.650 KVA

Acclimatisationsystems	Individualair-conditioningsystems in administrationofficesandsecurityroom.Theshops' systemiscollectiveandisoperatedthroughchillers; thelocalunitsateachshopareinstalledbythe developer.
SecurityEquipment	Automaticfireetectionsystem(SADI).Closed circuittelevisionsurveillancesystem(CCTV). Automaticintruderalerts(SAI).Automatic COdetectionsystem(SADCO).Firefightingsystem (RIA).Portableextinguishornetwork(REP).Access controlsystem.
Verticaltransportation	2lifts,3servicelifts,4movingstairwaysand5 pedestrianconveyors.
Peopleandtrafficcountingsystem	Infrareandsdigitalvideocameras.
Environmentalsystems	Pre-treatmentofsewerwaterthroughfatand hydrocarboncontainersystem.Fullycomputerised energyrecoveryandmanagementsystem–(BMS– BuildingManagementSystem).Timersystemforall thepublictaps.Filtersfittedtoallsmokeextractors intherestaurantarea.