



SONAE
IMOBILIÁRIA An investment of over 41 €million

Estação Viana revitalizes Vianado Castelo's city centre

- **16.820m² GLA** hosts **7 anchor shops, 14 restaurants and 88 satellite shops**
- **6,7 million visits/year** scheduled
- **Creation of 900 new direct jobs**
- **Environmental quality and security systems ensured by sophisticated solutions**

Estação Viana, scheduled to be inaugurated next Fall, will be positioned as the shopping and leisure centre of the Vianado Castelo region, bringing more quality to the city's commerce.

This revitalizing pole of the city will allow the population of the surrounding region to satisfy their shopping and leisure needs in Vianado Castelo. In addition, the parking in the centre of the city will also be improved, thanks to the creation of 600 new spaces.

Held in equal shares by Estação Shopping and Sonae Imobiliária, Estação Viana required an investment of 41,2 €million for a gross lettable area [GLA] of 16.820 m².

The majority of the shopping area has already been commercialized, and the presence of prestigious brands such as Zara, Cinemas Castelo Lopes, Worten, Vobis, Modalfa, Sportzone and a supermarket has already been assured. These shops will be joined by 14 restaurants and other 88 commerce shops, among which are Stradivarius, Ohsyo, Pull & Bear, Massimo Dutti, Bershka, Often and Kiddys Class.

Beside the commercial offer, a cultural space to vitalize even further the Vianado Castelo city centre will be created near the Estação Viana's south entrance. This space will have about 600m² and will allow for exhibits and quality events to be brought into the city.

The developers figure Estação Viana will create 900 new jobs and generate 6,7 million visits per year. The sales prevision is of 30,3 €million [excluding the restaurants].

Among other infrastructures, the Estação Viana will ensure a crossover over the railway which will connect the road transport interface and the railway station, as well as a parking lot of 600 spaces which will help overcome one of the city's biggest constraints.

The transport interface building will be handed over, once it's built, to the Vianado Castelo City Hall, thus becoming a city asset.

Designed by Sonae Imobiliária's architect team, lead by architect José Quintela, Estação Viana benefits from Sonae Imobiliária's vast know-how in the development of shopping and leisure centres, abiding to the company's rigorous demands in terms of comfort, security, integration in the surrounding environment and environmental quality.

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 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 alerts system (SAI), the automatic CO detection system (SADCO), the firefighting system (RIA), the portable extinguisher network (REP) or the access control system.

ESTAÇÃO VIANA'S TECHNICAL SPECIFICATIONS

Name of Development	Estação Viana
Developers	Center station-Imobiliária S.A. (Sona e Imobiliária-50% e Estação Shopping-50%)
Address	Av. Humberto Delgado Viana do Castelo
Marketing companies	Sona e Imobiliária Gestão, SA Healey-Baker
Access	Av. Humberto Delgado (rotunda do Hospital) e Av. Condeda Carreira
Total site area	17.080m ²
Gross construction area	58.166m ²
Gross lettable area	16.820m ²
Gross lettable area	7.519m ²
Mall area	41.200.000 €
N.º of people in 10/20/30 minutes catchment area	36,6 thousand / 73,2 thousand / 133,7 thousand
Annual visits expected	6,7 million
Direct jobs	30,2 € million (non-food retail)
Viability approval	900
Construction licensing	April 12 th 2002
Beginning of construction	April 17 th 2002
Inauguration and Public Opening	Fall 2003
Number of shops	109
Number of anchor shops - 7	Zara, Cinemas Castelo Lopes, Worten/Vobis, Modalfa, Sportzone, Supermercado
Restaurants	14
Satellite shops	88
Mains satellite shops	Stradivarius, Pull & Bear, Massimo Dutti, Bershka, Often, Kiddys Class
Rented GLA uptodate (%)	51%
Parking area	17.367m ²
Number of parking spaces	600 Cars
Electrical power installed	6.280 KVA
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,3servicelifts,8movingstairwaysand4 pedestrianconveyors.
Peopleandcarscountingsystem	Infraredsanddigitalvideocameras.
Environmentalprotectionsystems	Pre-treatmentofsewerwaterthroughfatand hydrocarboncontainerssystem.Fullycomputerised energyrecoveryandmanagementsystem–(BMS– BuildingManagementSystem).Timersystemforall thepublictaps.Filtersfittedtoallsmokeextractors intherestaurantarea.
Developmentmanagement	SonaeImobiliária
Constructionssupervisionandcoordination	Engexpor
Excavationandstructurebuilder	AurélioSobreiro
Structuresandmasonrybuilder	Engil–SociedadeConstruçõesS.A.

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