

Increased Quality for Commerce in Azores **Parque Atlântico opens in October 15th**

- **€40 million investment**
- **21.386m² of GLA, 6 anchor shops, 16 restaurants and 80 satellite shops**
- **More than 87% of the GLA already committed**
- **3,2 million visits/year scheduled**
- **850 new direct jobs created**
- **Sophisticated solutions ensure environmental quality**

Parque Atlântico, scheduled to open to the public in October 15th, will be the first shopping and leisure centre developed by Sonae Imobiliária and Grupo Nicolau Sousa Lima in the Autonomous Region of the Azores and will represent an unprecedented quality leap in the local commerce scene. Located in Ponta Delgada, this new development is the result of the expansion of the existing Modelo shop and represents an investment of €40 million.

Held in equal shares by Sonae Imobiliária and Grupo Nicolau Sousa Lima, the Parque Atlântico will have a Gross Lettable Area (GLA) of 21.386m², of which 15.928m² are completely new.

With 6 anchor shops (Zara, Cinemas Castelo Lopes, Modelo, Worten/Vobis, Max-Mat and Sportzone), 16 restaurants and 80 satellite shops, the Parque Atlântico already has more than 87% of its GLA committed. Burger King, Pizza Hut, Pan'ás, Pasta Café, ÓKilo and Cascata are some of the brands already confirmed for the restaurant area, while among the satellite shops we can find prestigious brands such as Stradivarius, Pull & Bear, Massimo Dutti, Benetton, Vista Alegre/Atlantis, Vobis and Livraria Bertrand.

Built on a 37.992m² site, Azores' new shopping centre is scheduled to record 3,2 million visits per year and has a reserved parking area (34.147m²) with a 1.100 vehicle capacity. Serving a population of 116 thousand in a 30-minute catchment area, the Parque Atlântico will create about 850 new direct jobs.

Designed by Sonae Imobiliária's Concept Development team, led by architect José Quintela, 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 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.

Name of Development	Parque Atlântico
Developers	Micaense Shopping Empreendimentos Imobiliários S.A. (Sonae Imobiliária – 50% and grupo Nicolau Sousa Lima – 50%)
Address	R. da Juventude Ponta Delgada - Açores
Marketing companies	Sonae Imobiliária Cushman & Wakefield Healey & Baker (Portugal)
Access	Freeway (Hospital exit), R. Antero de Quental
Total site area	37.992 m ²
Gross construction area	60.500 m ²
Gross lettable area	15.928 m ²
Gross lettable area (including the existing)	21.386 m ²
Total investment	€40.000.000 (+ VAT)
N.º of people in 10 minutes catchment area	43,3 thousand
N.º of people in 20 minutes catchment area	87,2 thousand
N.º of people in 30 minutes catchment area	116,1 thousand
Annual number of passengers at the Ponta Delgada Airport (2 001 arrivals)	380,5 thousand
Annual visits expected	3,2 million
Direct jobs	850
Viability approval	30 th January 2001
Construction licensing	8 th May 2002
Beginning of construction	8 th May 2002
Inauguration	14 th October 2003

Public inauguration	15 th October 2003
Number of shops	102
Number of anchor shops – 6	Zara, Cinemas Castelo Lopes (4 cinemas with a total of 500 seats), Modelo, Worten/Vobis, Max-Mat, Sportzone

Restaurants	16
Main Restaurants	Burger King, Pizza Hut, Pan 's, Pasta Café, Ókilo, Cascata.
Satellite shops	80
Main satellite shops	Stradivarius, Pull & Bear, Massimo Dutti, Bershka, Often, Bennetton, Perfumes & Cia, Multiópticas, Salsa, Vista Alegre/Atlantis, Nova Rede, Pre Natal, Multiópticas; Vobis, Farmacia Costa, Bertrand, Andre Jamé; Lojado Gato Preto.
Parking area	34.147m ²
Number of parking spaces	1.100 cars
Electrical power installed	5.650 KVA
Acclimatisation 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.
Security equipment	Automatic fire detection system (SADI). Closed circuit television surveillance system (CCTV). Automatic intruder alert system (SAI). Automatic CO detection system (SADCO). Fire fighting system (RIA). Portable extinguisher network (REP). Access control system.
Vertical transportation	2 lifts, 3 service lifts, 4 moving stairways and 5 pedestrian conveyors.
People and cars counting system	Infrared and digital video cameras
Environmental protection systems	Pre-treatment of sewer water through fat and hydrocarbon containers system. Fully computerised energy recovery and management system – (BMS – Building Management System). Timer system for all the public taps. Filters fitted to all smoke extractors in the restaurant area.
Development management	Sonae Imobiliária