



**SONAE**

**IMOBILIÁRIA** An investment of €36 million

## **Parque Atlântico, Azores' Shopping Centre**

- **21.386m<sup>2</sup> of GLA, 6 anchor shops, 15 restaurants and 75 satellite shops**
- **3.2 million visits per year expected**
- **850 new direct jobs created**
- **Sophisticated solutions ensure environmental quality**

Parque Atlântico, scheduled to open in October 2003, will be the first shopping and leisure centre developed by Sonae Imobiliária and Grupo Nicolau Sousa Lima in the Autonomous Region of the Azores. Located in Ponta Delgada, this new development is the result of the expansion of the existing Modelo shop and represents an investment of €36 million.

Held in equal shares by Sonae Imobiliária and Grupo Nicolau Sousa Lima, the Parque Atlântico will have a Gross Lettable Area (GLA) of 21.386m<sup>2</sup>, the result of the sum of the new GLA, 15.928m<sup>2</sup>, and the existing GLA.

With 6 anchor shops (Zara, Cinemas Castelo Lopes, Modelo, Worten/Vobis, Max-Mat and Sportzone), 15 restaurants and 75 satellite shops, the new shopping and leisure centre, built on a 37.992m<sup>2</sup> site, is expected to have 3.2 million visits per year. Currently 45% of the Centre's GLA is already committed. The parking area (34.147m<sup>2</sup>) has the capacity to receive 1.100 cars.

Serving a population of 116 thousand in a 30 minute catchment area, the Parque Atlântico is expected to reach an annual income of €28 million in the non-food retail, creating about 850 direct jobs.

Designed 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.

This new development fits in the "green centre" 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 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.

## PARQUE ATLÂNTICO'S TECHNICAL SPECIFICATIONS

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 Gestão, SA Cushman & Wakefield Healey & Baker (Portugal)
Access	Freeway (Hospital exit), R. Antero de Quental
Total site area	37.992m <sup>2</sup>
Gross construction area	60.500m <sup>2</sup>
Gross lettable area	15.928m <sup>2</sup>
Gross lettable area (including the existing)	21.386m <sup>2</sup>
Mall area (including the existing)	6.106m <sup>2</sup>
Total investment	€36.000.000
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 (2001 arrivals)	380,5 thousand
Annual visit expected	3,2 million
Direct jobs	850
Viability approval	30 <sup>th</sup> January 2001
Construction licensing	8 <sup>th</sup> May 2002
Beginning of construction	8 <sup>th</sup> May 2002
Inauguration	October 2003

Public inauguration	October 2003
Number of shops	96
Number of anchor shops - 6	Zara, Cinemas Castelo Lopes, Modelo, Worten/Vobis, Max-Mat, Sportzone
Restaurants	15
Satellite shops	75
Main satellite shops	Stradivarius, Oh'syo, Pull & Bear, Massimo Dutti, Bershka, Often, Kiddys Class
Expected open shops on the inauguration	90%
Rented GLA (%)	44%
Parking area	34.147m <sup>2</sup>
Number of parking spaces	1.100 cars
Electrical power installed	7.000 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.

Securityequipment	Automaticfiredetectionsystem(SADI).Closed circuittelevisionsurveillancesystem(CCTV). Automaticintruderalerts(SAI).Automatic COdetectionsystem(SADCO).Firefightingsystem (RIA).Portableextinguishornetwork(REP).Access controlsystem.
Verticaltransportation	2lifts,3servicelifts,4movingstairwaysand5 pedestrianconveyors.
Peopleandcarscountingsystem	Infraredsanddigitalvideocameras
Environmentalsystems	Pre-treatmentofsewerwaterthroughfatand hydrocarboncontainersystem.Fullycomputerised energyrecoveryandmanagementsystem–(BMS– BuildingManagementSystem).Timersystemforall thepublictaps.Filtersfittedtoallsmokeextractors intherestaurantarea.
Developmentmanagement	SonaeImobiliáriaGestão,SA
Constructionsupervisionandcoordination	CinclusSA
Excavationandstructurebuilder	Engil–Sociedade de Construções S.A.
Specialinstallationsbuilder(HVACandElectrical systems)	CME–Construçãoemanutençãoelectromecânica, S.A.
Waterandsewerbuilder	JMPBASTOS