



SONAE SIERRA

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Sonae Sierra invests €65.3 million

RioSul Shopping Centre set to modernise commerce and leisure in the Seixal region

- 138 shops and 920 direct new jobs
- Estimated 7.7 million visits/year
- Continente hypermarket among the anchor shops

The future RioSul Shopping and Leisure Centre, owned and developed by Sonae Sierra, and which results from the expansion of the Seixal Continente Shopping Centre, was today presented to the public. Under construction since June 2004 and scheduled to be opened in Spring 2006, a total of €65.3 million has been invested in this innovative enterprise. The centre will play a key role in modernising commerce and leisure facilities in the Seixal region.

With a Gross Lettable Area (GLA) of around 40,000 m², the RioSul Shopping Centre has a total of 138 shops, 11 of which are anchor shops, including a Continente hypermarket, as well as 18 restaurants and a car park containing 2,300 parking spaces, 1,900 of which are covered.

Approximately one year before opening, the RioSul Shopping Centre has already attracted a wide range of some of the most prestigious chains, such as MacModa, Tribo, Sportzone, Worten, Zara, H&M, Autocenter, Max-Mat, seven Castelo Lopes cinema screens, Pull&Bear, Bershka, Oysho, McDonald's and Pizza Hut, among others.

The new shopping and leisure centre is built on 71,264 m² of land at Quinta Nova do Rio Judeu, Torre da Marinha, Seixal. It is well provided for in terms of the road network, with roads from Lisbon (A2), Almada-Setúbal (EN 10) and Seixal-Sesimbra (EN 378).

The RioSul Shopping Centre is in the heart of a densely populated region and will serve a catchment population of over 1.1 million people within 30 minutes' travelling time. An estimated 1.1 million visits will be made each year, which is a rise of 2.7 million in comparison to the 5 million visitors that the current Seixal Continente receives per year. In the first year, annual sales are expected to reach €77.5 million.

This new project will directly generate 920 new jobs, adding to the 330 employees currently working at the Seixal Continente Shopping Centre.

PRESS RELEASE



Investing in safety and environmental quality

As in all the shopping and leisure centres run by Sonae Sierra, the RioSul Shopping Centre will fully comply with the strictest and most demanding quality standards that the company implements in all its enterprises, especially with regard to comfort, security and environmental protection.

Therefore, the new centre will be equipped with the most advanced systems in areas such as sorting and treatment of waste, and monitoring of the water and air quality. The management and energy saving system (BMS - Building Management System) is totally computerised.

With respect to safety, the RioSul Shopping Centre is also equipped with the most up-to-date support systems, such as an automatic fire detection system, a closed circuit television system, an automatic intruder detection system, a fire-fighting network and a controlled access system.

Environmental certification of the development process

The RioSul Shopping Centre has been awarded the ISO 14001 environmental standard, attributed by the Bureaux Veritas (BVQI), for its exemplary management of the building process.

This certification was obtained due to the Project Environmental Management System, which encompassed the best environmental management practices, minimising environmental impacts and bringing about continuous improvement to the environmental performance.

Therefore, in order to ensure the comfort and high standard of living of all its customers, as well as home-owners living in the vicinity of the centre, several environmental measures were adopted. These included: keeping the noise level and dust emission to a minimum, efficient waste management, and constant monitoring of underground water, atmospheric emissions and noise levels.

Sonae Sierra, www.sonaesierra.com, is an international specialist in shopping centres, with a passion for bringing innovation and excitement to the shopping and leisure centre business. The Company is the outright owner or joint proprietor of 34 Shopping Centres and one Retail Park in Portugal, Spain, Italy and Brazil, owning a total Gross Leasable Area (GLA) of over 1.3 million m². Sonae Sierra is currently building a further 14 projects in Portugal, Spain, Italy, Germany and Greece, with a total GLA of over 600,000 m².



<i>Name of the Shopping Centre</i>	<i>RioSul Shopping</i>
<i>Address</i>	<i>Quinta Nova do Rio Judeu, Torre da Marinha, Seixal</i>
<i>Developer</i>	<i>Sonae Sierra</i>
<i>Commercialising company</i>	<i>Sonae Sierra Cushman & Wakefield Healey & Baker</i>
<i>Access roads</i>	<i>A2 (Lisbon-south), EN 10 (Almada-Setúbal), EN 378 (Seixal-Sesimbra)</i>
<i>Total land area</i>	<i>71,264 m²</i>
<i>Implantation area</i>	<i>54,451 m²</i>
<i>Construction area</i>	<i>51,653 m²</i>
<i>Gross lettable area</i>	<i>40,000 m²</i>
<i>Car parking area</i>	<i>63,948 m²</i>
<i>Mall area</i>	<i>9,217 m²</i>
<i>Green zones (non-built)</i>	<i>9,127 m²</i>
<i>Total investment</i>	<i>€65,300,000</i>
<i>Catchment area (measured by parishes from which visitors come, and not travelling time)</i>	<i>326,325</i>
<i>No. of people within 10 minutes' travelling time</i>	<i>216,071</i>
<i>No. of people within 20 minutes' travelling time</i>	<i>642,664</i>
<i>No. of people within 30 minutes' travelling time</i>	<i>1,102,287</i>
<i>Estimated number of annual visits</i>	<i>7,700,000</i>
<i>Forecast annual sales</i>	<i>€77,446,000</i>
<i>Direct jobs</i>	<i>Current - 330; Increase - 920; Total at opening - 1,250</i>
<i>Start of project</i>	<i>June 2004</i>
<i>Open to public</i>	<i>Spring 2006</i>
<i>Number of shops</i>	<i>138</i>
<i>Anchor shops</i>	<i>11</i>



<i>Main anchor shops</i>	<i>Continente, MacModa, Tribo, Sportzone, Worten, Castello Lopes, Zara, H&M, Autocenter, Max-Mat</i>
<i>Restaurants</i>	<i>18</i>
<i>Satellite shops</i>	<i>109</i>
<i>Main satellite shops</i>	<i>McDonald's, Pizza Hut, Loja do Gato Preto, Oysho, Bershka, Pull & Bear</i>
<i>Car park capacity</i>	<i>2,300 spaces, of which 1,900 are covered</i>
<i>Electrical power installed</i>	<i>8,648 KVA</i>
<i>Air conditioning system</i>	<i>Individual systems for anchor shops to be installed by respective proprietors. The system for the rest of the shops is collective, with production of cooled water by means of chillers with cooling towers.</i>
<i>Security system</i>	<i>Automatic fire detection system. Closed circuit television system. Automatic intruder detection system. Automatic CO detection system. Portable fire-fighting network. Controlled access system.</i>
<i>Vertical transport</i>	<i>4 Lifts, 6 Hoists, 6 escalators and 10 pedestrian conveyors</i>
<i>People and traffic counting system</i>	<i>Infrared and video cameras for contrast scanning</i>
<i>Environmental protection systems</i>	<i>Pre-treatment of drainage using systems to sort fats and hydrocarbons. Water saving through fitting of timers on all public taps. Energy saving system and fully computerised management system (BMS). Filters fitted in all air extractors in the restaurant kitchens.</i>
<i>Managing company of the enterprise</i>	<i>Sonae Sierra</i>
<i>Coordination company of the enterprise</i>	<i>Sonae Sierra</i>
<i>Inspection and coordination of the building</i>	<i>Cinclus</i>
<i>Architectural concept</i>	<i>Sonae Sierra (José Quintela) & LaGuardia Low</i>
<i>Architectural design</i>	<i>Promontório Arquitectos</i>



<i>Landscaper</i>	<i>Hipólito Bettencourt</i>
<i>Excavation and structural design</i>	<i>Quadrante</i>
<i>Special installation designer (Electricity, Heating, Ventilation and Air Conditioning, Water Network, Drainage, Fire-fighting, Gas, GTC, Solid Waste, Acoustics)</i>	<i>LMSA</i>
<i>Outdoor layout</i>	<i>Infraconsult</i>
<i>Design of accesses</i>	<i>Tis</i>
<i>Lighting design</i>	<i>Theo Kondos</i>
<i>Overall Contractor</i>	<i>Contacto</i>
<i>Lifting equipment contractor</i>	<i>Thyssen</i>