Great opportunities to grow your business

Ingka Centres entered the Chinese market in 2009, with our country service office located in Shanghai. Ingka Centres partners with IKEA to develop meeting places for the many people in China.

LIVAT, our shopping centre brand in China, means «a happy party» in Swedish. We strive to make LIVAT a «Leader in Meeting Places in China».

Ingka Centres currently has three regional shopping centres in China that total 533,000 m² GLA. Together, Wuxi (opened in June 2014), Beijing (opened in December 2014), and Wuhan (opened in April 2015) represent a total investment of over RMB 10 billion.

All of our LIVAT centres include an IKEA store and a hypermarket, international and Chinese fashion brands, electronics and sports retailers, an important restaurant and cafe component, a cinema and other entertainment venues, all under one roof. A typical LIVAT centre has 350-400 stores distributed over 150,000-200,000 m² GLA with 3,500-6,800 parking spaces.

We currently have three mixed-use projects under development in China. Changsha is scheduled to open early 2020, both Shanghai and Xi’an have a planned opening date in 2022. They will include not only a LIVAT centre and an IKEA store, but also IKEA-inspired offices and apartments. All this together will bring us closer to the community where we will create a meeting place for the many!
Our portfolio in China

Xi’an LIVAT Centre
- Opened 2014
- 103,793 m² GLA
- 320 stores
- 4,800 parking spaces

Wuxi LIVAT Centre
- Opened 2015
- 126,206 m² GLA
- 349 stores
- 3,337 parking spaces

Shanghai LIVAT Centre
- Open in 2022
- 120,000 m² GLA
- 350 stores
- 4,000 parking spaces

Wuhan LIVAT Centre
- Opened 2015
- 126,206 m² GLA
- 349 stores
- 3,337 parking spaces

Changsha LIVAT Centre
- Opened 2014
- 210,000 m² GLA
- 402 stores
- 6,800 parking spaces

Beijing LIVAT Centre
- Opened 2014
- 210,000 m² GLA
- 402 stores
- 6,800 parking spaces

- 3 in operation
- 3 in pipeline

6 cities

780,000 m²
LIVAT in China

Devoted to the leaders of meeting places in China.

A LIVAT Centre includes an IKEA Store and a hypermarket, international and domestic fashion retailers, substantial restaurants & cafes, electronics, sports, cinema and other entertainment venues, all under one roof. The LIVAT Centre includes 350-400 stores, distributed in 150,000-200,000 m² GLA. LIVAT Centre has rich children’s formats, providing free kiddy land, family room and ice rink. We are creating not only regional shopping centres with international standard, but also the top choice of shopping and entertainment destinations.

We currently have three mixed-use projects under development in China. Changsha is scheduled to open 2020, both Shanghais and Xian have a planned opening date in 2022. They will include not only a LIVAT centre and an IKEA store, but also IKEA-inspired offices and apartments. All this together will bring us closer to the community where we will create a meeting place for the many!

€3.25 BILLION INVESTMENT
LIVAT Centre Beijing

Over 27,2M visitors, 84% brand awareness. LIVAT Centre Beijing is located by the south 5th ring road. It is easily accessible by multiple transportation. With the acceleration economy development of Southern Beijing, LIVAT Centre Beijing has become a meeting place for the entire region.

New Beijing government has kept developing Southern Beijing as priorities. More capital’s function will be transferred to Southern Beijing, with more economic resources being brought to this area. Also, a new international airport will be soon opened in 2019. The surrounding areas will grow into a new industrial platform centered on the airport. The whole CA has great potentialities in the near future. Now LIVAT Centre Beijing ranks as the No.3 SC in Beijing and the No. 1 SC in Southern Beijing.

LIVAT Centre Beijing is located 14 km from city center next to the Xihongmen Station of Metro Line 4 in Daxing, south Beijing. It is well connected with the 5th Ring Rd. and Jingkei Highway. It is about 20 km to Beijing Daxing International Airport (currently under construction and will be the largest international airport terminal in the world after completion). Also, LIVAT Centre Beijing is surrounded by Xihongmen CBD, which includes 4 office buildings in use, 2 hotels under construction, and some supporting facilities. In the future, a bridge will be built between the shopping centre and the office buildings.

Address: Building 1, No. 15 Xining Street, Daxing District, Beijing, China

Nearest metro stations: Xihongmen, Metro Line 4

Distance to the city centre: 14.8 km

Distance to Airports: 6 km (Domestic Airport)
40 km (International Airport)

Public transport: 30 bus routes, 1 metro stations

catchment areas

<table>
<thead>
<tr>
<th>People</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>&lt; 8 km</td>
</tr>
<tr>
<td>Secondary</td>
<td>8-15 km</td>
</tr>
<tr>
<td>Tertiary</td>
<td>&gt; 15 km</td>
</tr>
</tbody>
</table>

Total area: 6,771,900

Opened: Dec 2014

GLA: 210,000 m²

Stores: 402

Centre: 155,000 m²

IKEA: 55,000 m²

Auchan: 21,092 m²

Suning: 8,148 m²

Levels: 3 levels + 3 underground parking

Parking spaces: 6,800 spaces
LIVAT Centre Wuhan is well recognized & popular in Wuhan market, over 15 million visitors, 84% brand awareness, with high level satisfaction. It is 12 km to urban area. It is directly linked to LRT line 1 at the intersection of the Third Ring Road and two major highways. Multiple bus lines connect the shopping centre and neighboring residential areas. With over 5,000 parking spaces, the traffic is extremely convenient.

LIVAT Centre Wuhan owns five main Anchors and covers the most comprehensive domestic and international fast fashion tenants in Wuhan, more than 100 diversified food and beverage restaurants, and has nearly 400 well-known brands at home and abroad. At the same time, it has penetrated into the market of Wuhan, attracting various and novel categories such as Equestrian/ Gymnastics Club, Trendy Mall, Internet Star Store and Wuhan Time-honored brand.

We are committed to building an international standard meeting place integrating fashion, food and beverage, entertainment and cultural education in Wuhan, and becoming a good neighbor of the surrounding communities.

Address: No.1, Yuanbo Road, Qiaokou District, Wuhan, China

Nearest metro stations: Zhuyehai Station, LRT Line 1
Distance to the city centre: 12 km
Distance to the Airport: 17 km
Public transport: 8 bus routes, 1 metro stations

Total area: 2,735,900
LIVAT Centre Wuxi

Over 17 million visitors. Brand awareness ranks top3 in the city. Located in East Wuxi, neighboring Wuxi East Railway, covers the whole city and nearby cities with convenient access by LRT 2 directly connected to mall.

LIVAT Centre Wuxi is a meeting place for the entire region.

LIVAT Centre Wuxi is the largest-sized centres with foreign investment in Wuxi, covering 300,000 m². Anchored by special tenant IKEA, Auchan, Suning, Jinyi, LIVAT Centre Wuxi is a perfect one-stop destination for shopping and leisure with more than 300 tenants.

LIVAT Centre Wuxi provides a unique family friendly environment. The children relevant tenants range from fashion, entertainment, playground to life care and education. There is a comprehensive platform for science and technology education. LIVAT Mini Library offers kids an optimal place to read free and learn knowledge. Besides, some distinctive tenants such as Trendy Street, Room Escape brings fabulous experience to families and young people.

LIVAT Centre Wuxi, with its convenient location, comfortable environment, wonderful tenant mix, considerate service and positive brand image, becomes an excellent super-regional "Meeting Place" for family & friends.

**Catchment Areas**

<table>
<thead>
<tr>
<th>Catchment Areas</th>
<th>People</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>866,900</td>
<td>&lt; 14 km</td>
</tr>
<tr>
<td>Secondary</td>
<td>3,633,100</td>
<td>&gt; 14 km</td>
</tr>
</tbody>
</table>

**Total area:** 6,010,000

**Address:** No.3 Middle Tuanjie Rd, Xishan District, Wuxi, Jiangsu, China

**Nearest metro stations:** Yunlin Metro Station, Line 2

**Distance to the city centre:** 8 km

**Distance to the Airport:** 10 km

**Public transport:** 13 bus routes
LIVAT Centre Shanghai

Shanghai is one of the China’s most famous city and the largest city proper in the entire world. It’s both a major financial center and a global city. Known as the Pearl of the Orient and the Paris of the East, the population of Shanghai in 2017 is estimated to be 24 million. Shanghai GDP is 3.04 trillion CNY in 2017, ranking the first among all cities.

Shanghai Linkong project is the single largest investment project in Ingka Group as far. It is located in downtown Shanghai, in the wealthy Changing District and part of a strong office park with 50,000 office workers within walking distance. It is at the northwest of the intersection of Fuquan Road and Jinzhong Road and it will include a LIVAT Centre with an IKEA store, together with a unique, IKEA inspired office towers. It is at the central area in Linkong Economic Park and connected with the Beidi highway. A large amount of quality offices will be released in the coming years.

<table>
<thead>
<tr>
<th>Market Area</th>
<th>2014 Population</th>
<th>2020 forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>145,000</td>
<td>151,000</td>
</tr>
<tr>
<td>P2</td>
<td>154,000</td>
<td>156,000</td>
</tr>
<tr>
<td>S1</td>
<td>189,000</td>
<td>195,000</td>
</tr>
<tr>
<td>S2</td>
<td>298,000</td>
<td>310,000</td>
</tr>
<tr>
<td>S3</td>
<td>99,000</td>
<td>100,000</td>
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<tr>
<td>T</td>
<td>2,002,000</td>
<td>2,200,000</td>
</tr>
<tr>
<td>Sum P-Areas</td>
<td>299,000</td>
<td>307,000</td>
</tr>
<tr>
<td>Sum S-Areas</td>
<td>586,000</td>
<td>605,000</td>
</tr>
<tr>
<td>Sum P+S</td>
<td>885,000</td>
<td>912,000</td>
</tr>
<tr>
<td>Sum Total</td>
<td>2,887,000</td>
<td>3,112,000</td>
</tr>
</tbody>
</table>

Address: North to Beidi Road, West to Xiehe Road South to Jinzhong Road, East to Fuquan Road

Nearest metro stations: Songhong Station of Metro Line No. 2

Distance to the city centre: 13 km

Distance to the Airport: 5.7 km

Public transport: 12 bus routes

Open: 2022

GLA: 120,000 m² (including IKEA)

Stores: 300

IKEA: 30,000 m²

Levels: 6 floors (including underground)

Parking spaces: 3,000 spaces
LIVAT Centre Changsha

Changsha is the capital as well as the economic, political and cultural centre of Hunan province. It is also one of the largest cities in central China. The consumer market in Changsha and central China is growing rapidly, playing a greater role in China’s economy.

Changsha project will be the first mixed-use project of IKEA Centres in China which will include a LIVAT Centre with an IKEA store, together with unique, IKEA inspired, apartments & office towers.

Changsha LIVAT is located at the junction of Tianhou Avenue and Yanghu Avenue Direct Linkage with Subway Line 3 (plan to open in 2018) at Yanghuyuan Station and a future Line 8 (under planning). Connected with the 3rd Ring Rd. and 2nd Ring Rd. with 2 express ways.

9km to CBD and close to the Yanghu Wetland Park. 3km catchment area covering government office area, Yuelu Science and Technology Park, University area and quality residential apartments in high density.

Address: No.253, Yanghu Rd, Yuelu District, Changsha

Nearest metro stations: Line 3 (plan to open in 2018) at Yanghuyuan Station and a future Line 8 (under planning)

Distance to the city centre: 9 km
Distance to the Airport: 27 km
Public transport: 9 bus routes

### Market Area
<table>
<thead>
<tr>
<th>Population 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1 100,000</td>
</tr>
<tr>
<td>P2 300,000</td>
</tr>
<tr>
<td>S1 480,000</td>
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<tr>
<td>S2 105,000</td>
</tr>
<tr>
<td>S3 550,000</td>
</tr>
<tr>
<td>T 2,900,000</td>
</tr>
<tr>
<td>Sum P-Areas     400,000</td>
</tr>
<tr>
<td>Sum S-Areas     1,135,000</td>
</tr>
<tr>
<td>Sum P+S         1,535,000</td>
</tr>
<tr>
<td>Sum Total       4,435,000</td>
</tr>
</tbody>
</table>

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**Primary 1** catchment area is the main catchment area for daily goods/hypermarket. It is about 20-30 min walking/bicycle area.

**Primary 2** has strong potential position regarding fashion and other shopping goods. It is normally within 5-7 km, but with excellent Metro network and less competition it could be stretched to 15 km.

**Secondary** catchment represent a clear potential position in the market. It is normally within 30 mins driving time.

**Tertiary** catchments defines the outer reach of the catchment area although with very low market share potential. In Changsha this is estimated to coincide with the external ring road encircling the city.
LIVAT Centre Xi’an

Xi’an is the capital city of Shaanxi Province, in Northwest of Central Cluster of China. As the starting point of the Silk Road and home to the Terra-cotta Warriors, Xi’an is well known as a major tourist destination and key commercial city in the region. Xi’an covers a total area of 10,108 km², with permanent population of 8,83 million, with 73,43% urbanization rate. There are 63 universities locate in Xi’an, with 0,8 million university students.

Xi’an Project is located in Yanta District which is in south Xi’an with convenient transportation and mature commercial atmosphere, and there are many large mature living communities around it. Close to metro line 7, the plot is also next to the Zaohe Eco-park which is the biggest park in Xi’an with a size of 1,700 acres.

<table>
<thead>
<tr>
<th>Market Area</th>
<th>Population 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>196,000</td>
</tr>
<tr>
<td>P2</td>
<td>400,000</td>
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<tr>
<td>S1</td>
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<td>S3</td>
<td>830,000</td>
</tr>
<tr>
<td>T</td>
<td>1,850,000</td>
</tr>
<tr>
<td>Sum P-Areas</td>
<td>596,000</td>
</tr>
<tr>
<td>Sum S-Areas</td>
<td>1,662,000</td>
</tr>
<tr>
<td>Sum P+S</td>
<td>2,258,000</td>
</tr>
<tr>
<td>Sum Total</td>
<td>4,108,000</td>
</tr>
</tbody>
</table>

Address: West to Ziwu Avenue, North to West Avenue
Nearest metro stations: Line 7 (in planning)
Distance to the city centre: 20 km
Distance to the Airports: 50 km