

Ingka Centres — one vision across the globe

Clear and simple Unique and visionary

Ingka Centres is part of IKEA business, Ingka Centres (named after it's founder Ingvar Kamprad) is global shopping centre company — present in China, Europe and Russia, owning and operating 44 shopping centres in 14 countries, totalling more than 3.5 million m2 of GLA with over 480 million visitors annually.

The IKEA brand was founded on amazing shopping experiences that people love. And it is this same principle that we at Ingka Centres Russia apply to our shopping malls. Making it possible for everyone to enjoy better everyday lives.

44

shopping centres
worldwide

14
Countries

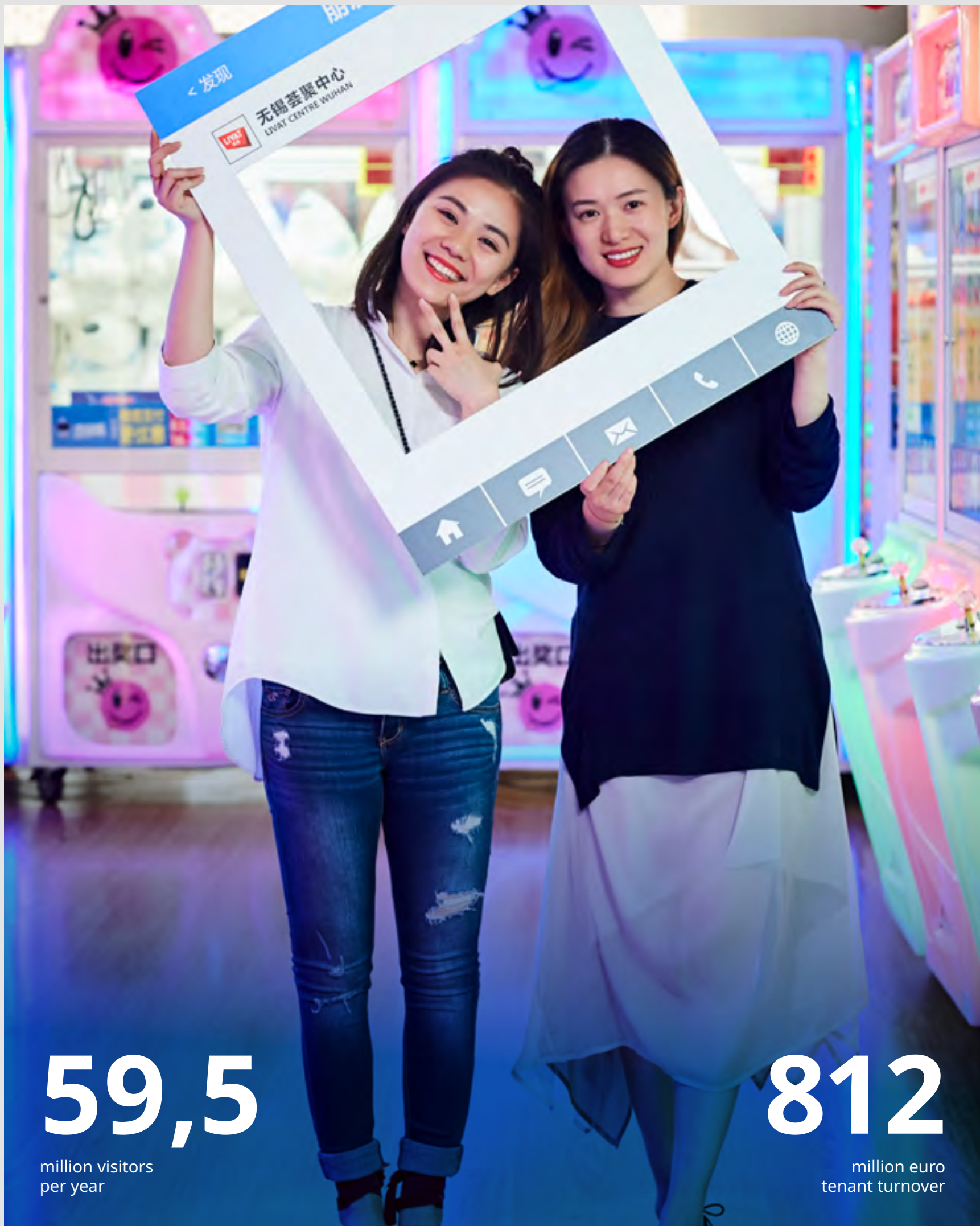


480

million visitors globally

3,5

million m² GLA



59,5

million visitors
per year

812

million euro
tenant turnover

Ingka Centres in China

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 supermarket, 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!

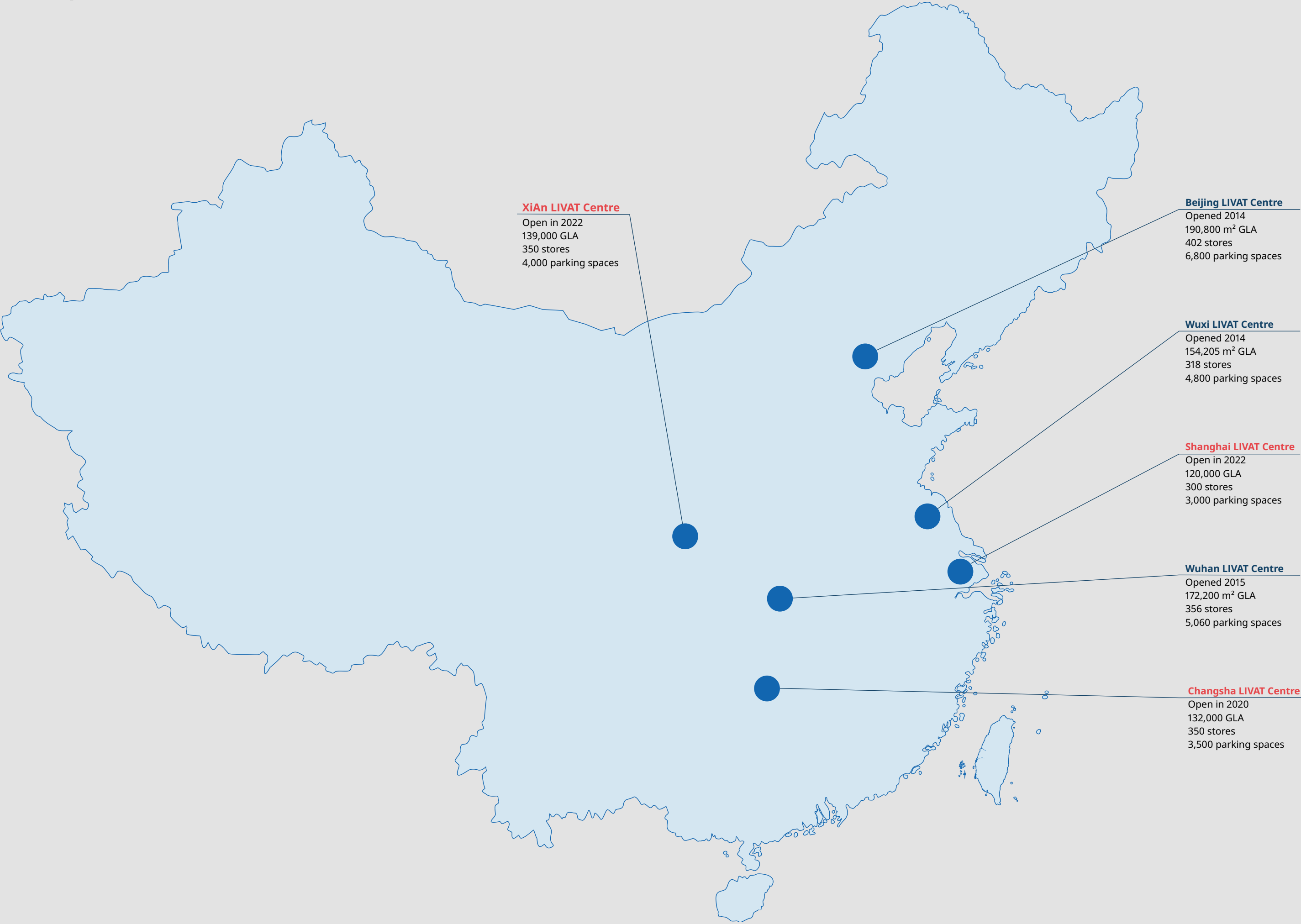
5 years
of proven
success

6 cities



780,000
m²

Our portfolio in China



3

in operation

and

3

in pipeline



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 150,000-200,000m² 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

€3,25
billion
investment

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 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!



LIVAT Centre Beijing

Over 27,2 million 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.

Now Beijing government has kept developing Southern Beijing as priorities. More capital's function will be transferred to Southern Beijing, with more economic resource 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 also the first choice for famous brands when they entering 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 JIngkai 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.



Catchment Areas	People	Distance
Primary	649,300	< 8 km
Secondary	3,321,900	8–15 km
Tertiary	2,800,700	> 15 km
Total area:	6,771,900	

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 Airport: 6 km (Domestic Airport)
40 km (International Airport)

Public transport: 30 bus routes, 1 metro stations



Opened	Dec 2014
GLA	190,800 m²
Stores	402
Centre	155,000 m²
IKEA	55,000 m²
Auchan	21,100 m²
JinYi	6,540 m²
Levels	3 levels + 3 underground parking
Visitors	27,2 M



LIVAT Centre Wuhan

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.



Catchment Areas	People	Distance
Primary	630,500	< 20 minutes away
Secondary	2,105,400	< 40 minutes away
Total area:	2,735,900	

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



Opened	2015
GLA	172,200 m ²
Stores	356
Centre	126,200 m ²
IKEA	46,000 m ²
Auchan	11,770 m ²
Suning	3,540 m ²
Parking spaces	5,060 spaces
Visitors	15 M



LIVAT Centre Wuxi

Over 18 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 edutainment. 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	People	Distance
Primary	866,900	< 14 km
Secondary	3,633,100	> 14 km
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



Opened	2014
GLA	154,205 m²
Stores	318
IKEA	50,400 m²
JinYi	5,730 m²
Suning	4,255 m²
Levels	4 floors
Visitors	18 M



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.



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

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 m ² (including IKEA)
Stores	300
Centre	90,000 m ²
IKEA	30,000 m ²
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 Tanzhou 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.



• **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 city.

Market Area	Population 2020
P1	100,000
P2	300,000
S1	480,000
S2	105,000
S3	550,000
T	2,900,000
Sum P-Areas	400,000
Sum S-Areas	1,135,000
Sum P+S	1,535,000
Sum Total	4,435,000

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

Open	2020
GLA	132,000 m² (including IKEA)
Stores	350
Centre	95,000 m²
IKEA	37,000 m²
Levels	5 floors (including underground)
Parking spaces	3,500 spaces



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.



Market Area	Population 2020
P1	196,000
P2	400,000
S1	382,000
S2	450,000
S3	830,000
T	1,850,000
Sum P-Areas	596,000
Sum S-Areas	1,662,000
Sum P+S	2,258,000
Sum Total	4,108,000

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 Airport: 50 km

Open	2022
GLA	139,000 m ² (including IKEA)
Stores	350
Centre	120,000 m ²
IKEA	19,000 m ²
Levels	4 floors (including underground)
Parking spaces	4,000 spaces

