



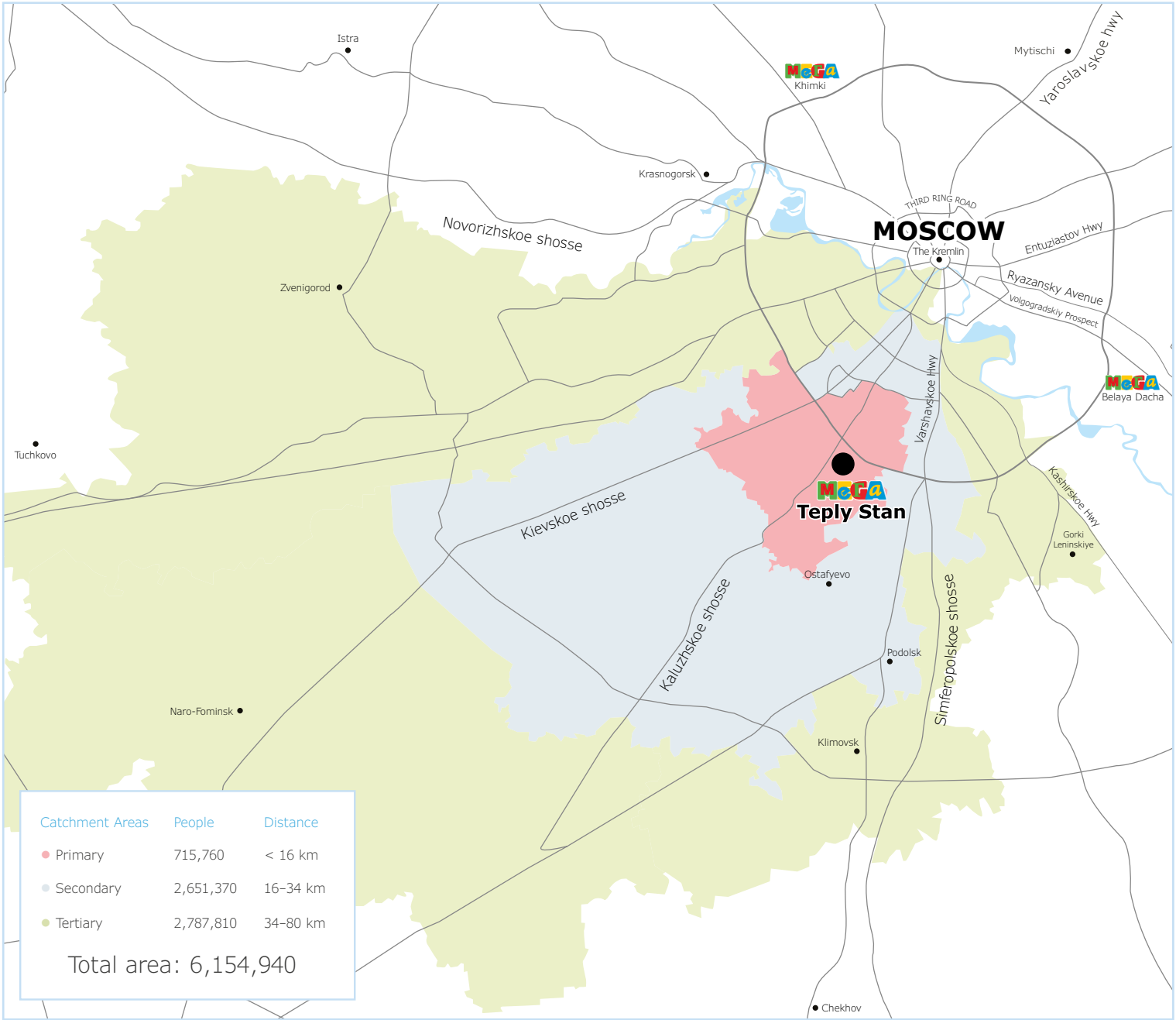
Moscow, Russia

INGKA Centres

Traditionally first choice

MEGA Teply Stan is the first centre in the portfolio, enjoying a loyal customer base, excellent tenant mix and an exciting new blend of restaurant and entertainment experiences. MEGA Teply Stan is perfectly placed to serve the rapidly expanding catchment area of both New and Old Moscow. Famous for inspirational family days out and its wide range of dining options, Teply Stan enjoys over 28 million visitors

a year. And now, with the recent launch of Taste Boulevard — food court concept & variety of fashion brands, there’s even more reason to visit. Together with our partners and guests we create a great meeting place where people from local communities connect, socialize, get inspired, experience new things, shop, eat and naturally feel attracted to spend time.



15

15 YEARS ON THE MARKET

28,2 MLN VISITORS ANNUALLY

3 METRO STATIONS NEAR BY

54% CUSTOMERS COME BY CAR

12 BUS ROUTES

A region with strong potential

The Moscow region

Moscow and the Moscow region are two independent parts of the Russian Federation and form part of the Central Federal District. The Moscow region has a well-developed infrastructure with a good transport network including railways, roads and waterways. The region's major cities are Khimki, Mytishchi, Klin, Sergiev-Posad, Balashikha, Lyubertsy, Podolsk, Kolomna and Serpukhov.

The city of Moscow

MEGA Teply Stan is in the South of the Moscow city area. The capital of the Russian Federation, Moscow is situated in the Central Federal District of European Russia, on the banks of

the Moskva River. The city is the political, economic, cultural and scientific centre of Russia. Moscow is also the financial centre of Russia with half of the country-registered banks situated here.

Today South-West region is steadily expanding. Due to the infrastructure development boom, high birth rate, favorable ecological conditions and increasing population wealth, a huge New Moscow region shows significant growth.

Loyal customers

MEGA Teply Stan is located at the heart of the very dynamic population development in the South of Moscow and attracts shoppers from all over Moscow and surrounding area. MEGA is loved by families, lifestyle and experienced guests alike.



GUESTS VISIT MEGA
2,5 TIMES PER MONTH



133 MIN
AVERAGE
DWELL TIME



33%
HAVE KIDS UNDER 16



64%
OF CUSTOMERS
ARE MARRIED



1.250 EURO
AVERAGE MONTHLY
INCOME



78%
REGULAR VISITORS



39,8 YEARS OLD
AVERAGE CUSTOMER



55%
WOMEN

Moscow region:



1 MEGA Teply Stan Level 1



2 MEGA Teply Stan Level 2



- Family fashion
- Sport
- Young fashion
- Electronics
- Classic fashion
- Service
- Food
- Entertainment

152.000 SQM
GLA

29
CAFES & RESTAURANTS

200
STORES

6.800
PARKING SPACES

90%
BRAND
AWARENESS

Fashion is a lifestyle

MEGA Teply Stan is more than just a mall, a place where people go to brighten their everyday lives. And we always have something new to impress our guests. Along with the popular international brands that already entered Russian market with MEGA (like NYX, Armani Exchange), we support the young generation of designers. We created new conceptual fashion and design space UNDERLINE where all latest fashion trends combined with services unique for a shopping mall. And with new food-court concept Taste Boulevard the dining at MEGA Teply Stan is much more than just conventional eating or having

a snack between shopping and movie. It combines the pleasure of gourmet cuisine, trendy interior and relaxed atmosphere of a high-class leisure. We are proud of providing our customers with an impressive variety of the food and beverages under one roof. Now the entire shopping centre is undergoing a complete design upgrade. Developed by an international team of architects and designers, the new interior will be made in natural colour palettes influenced by seasons to provide a clean, warm and timeless quality to the public spaces.



Impressive variety

According to our research, the audience of MEGA Teply Stan demonstrates an increasing demand for fashionable products of different price segments, especially medium and medium high. In this regard, we continue to form a proposal of various international and well-known brands such as Marella, Persona by Marina Rinaldi, Pennyblack, Marc O'Polo, Falconeri, Strellson, Uterque, Armani Exchange.



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