

Ingka Centres — one vision across the globe

Clear and simple Unique and visionary

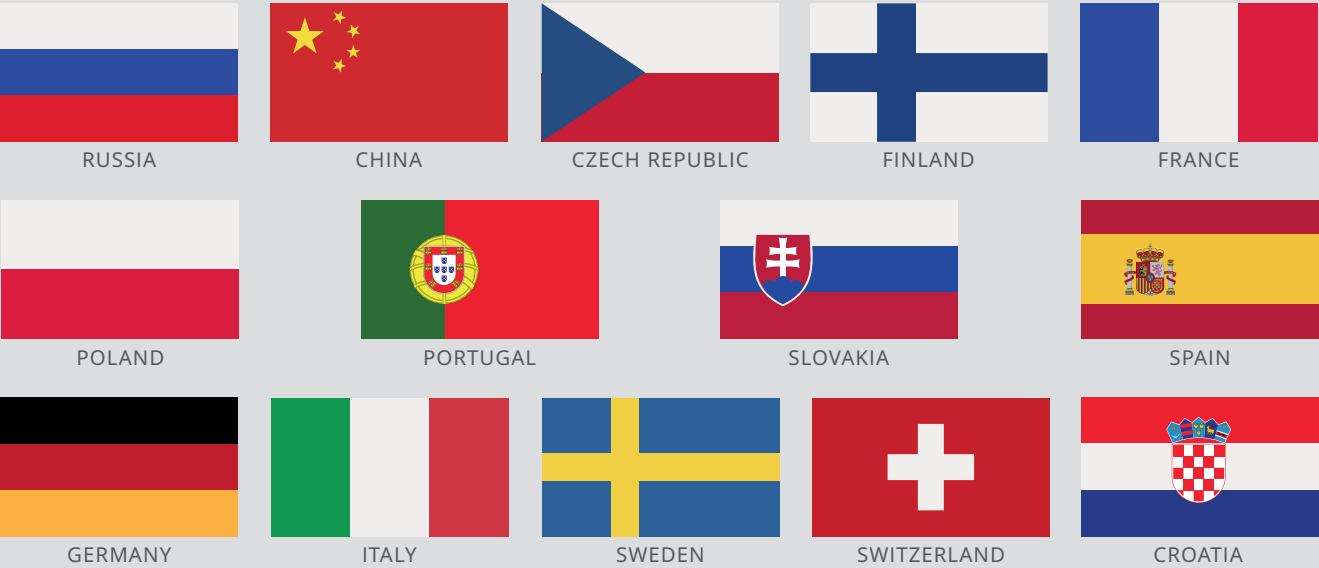
Ingka Centres is part of IKEA business, Ingka Centres (named after it's founder Ingvar Kamprad) is global shopping centre company — present in China, Europe and Russia, owning and operating 44 shopping centres in 14 countries, totalling more than 3.5 million m² of GLA with over 480 million visitors annually.

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

Our portfolio in Italy

14
million
visitors
per year



Great opportunities to grow your business with Ingka Centres Italy!

Together with Ingka Group and our Partners we engage the many people in the Community around our Meeting Places. This in order to co-create their lifestyle and make better their everyday life. We envisage regional level Meeting Places, where we take special care of the commercial offer, but also of the quality leisure areas and services to all our visitors.

At Ingka Centres Italy, we speak your language. We see our tenants as our partners. Our team of local market experts is committed to exceeding yours expectations. We have the experience and the talent to deliver appealing market conditions for entering Italian retail market. Our Meeting Places in Italy are located in Brescia and Villesse totaling more than 13 million visitors annually.

5 years
of proven
success

178,800
m²

347
m² retail space
per 1,000 capita

449,8
billion euro
retail turnover
in 2017

20,9
million m²
modern retail space
in the country, 2017

256
million euro
tenant
turnover

Ingka Centres in Italy

TIARE Shopping Centre, our first Shopping Centre, is the Heart community centre: be the favourite meeting place where intermediate families with children can find everything they need and more than what they expect: well-being, services leisure, food & entertainment, shopping, in one place».

€344
million
investment

«ELNÒS Shopping aims to become the reference Meeting Place in the catchment area for connected and educated customers — that pay attention to value, quality, lifestyle — and the many local communities, leveraging on differentiating anchors, home furnishing, food and beverage offer and fashion credentials, comfortable, secure and inspiring environment, cutting edge services and sustainability features».



Brescia ELNÒS SHOPPING

A regional level Shopping Centre with a balanced retail mix standing out from competitors. Anchored by IKEA store, 2 retail levels, a F&B hub, family- friendly services and convenient parking.

ELNÒS Shopping is a regional level Shopping Centre with a balanced retail mix standing out from competitors. Anchored by IKEA store, the layout features 2 retail levels, a F&B hub, family-friendly services and convenient parking. Not only we take special care of our commercial offer, but we also study quality leisure areas and useful services for all our visitors, so to pleasantly extend the dwelling time in the Shopping Centre.

We know the value of creating strong relationships with our territory: every day, something new happens here, to become our guests’ favorite meeting place.

ELNÒS Shopping is strategically located just off of Brescia western ringroad enjoying a dedicated exit and high visibility. The catchment area up to 15 minutes driving is rather dense with 331,807 inhabitants. The average size of households is larger in the secondary catchment area than in the primary catchment area. In fact, numerous families are more present in the province than in the municipality of Brescia, and this is relevant for ELNÒS that is a regional shopping destination. The macroeconomic indicators are sound with low unemployment rate. This reflects also on the average per capita disposable income that is 18% above the national average in the isochrones up to 30 minutes driving (20,989€). Also, the average per capita consumption is 21% above the national average (20,470€). Finally, the presence of 1.4 million tourists presents an opportunity to increase traffic during the holidays season.



Catchment Areas	People	Distance
Primary	158,780	0-10 min
Secondary	352,030	10-20 min
Tertiary	561,923	20-30 min
Total area:	1,072,733	

Address: Via Einaudi 5 Roncadelle Brescia
Nearest metro stations: A4 highway exit Brescia Ovest
Distance to the city centre: 6 km
Distance to Airport: 25 km from Brescia Airport
50 km from Bergamo Airport
Public transport: 2



Opened	2016
GLA	88,809 m²
Stores	145
Centre	55,506 m²
IKEA	33,300 m²
Primark	5,650 m²
Zara	3,000 m²
Levels	2 levels
Visitors	8,2 M



Villesse TIARE SHOPPING CENTRE

The mall is adjacent to the Villesse A4 motorway's exit and is directly accessible from the ring road connecting Villesse with Gorizia and Slovenia. Udine and Trieste are less than 30 minutes away by car.

TIARE Shopping is a unique shopping centre, located in the heart of Friuli Venezia Giulia, a region in which the per capita available income is higher than the Italian average. The perfect location of shopping centre, nearby the border, ensures a substantial flow of foreign visitors mostly from Austria, Germany, Slovenia and Croatia that becomes even more intense during the summer.

The layout features an integrated IKEA store, a hypermarket, 2 retails levels, bars, and restaurants, comfortable and functional facilities for families in a warm building with high ceilings crossed by natural light. In addition to the presence of international brands like H&M, Desigual, MediaWorld, KFC, McDonald's, there's also a Decathlon Experience, a cooking school, a conference room and over 3,000 m² dedicated to digital entertainment.

TIARE is the “meeting place” in the catchment area, a place where every day happens something unique that makes the shopping experience extraordinary!



Catchment Areas	People	Distance
● Primary	132,700	0-20 min
● Secondary	570,660	20-40 min
● Tertiary	587,900	40-60 min
Total area:	1,300,000	

Address: Loc. Maranuz 2 Villesse (Gorizia)

Distance to the city centre: 2,5 km from Villesse Centre
20 km from Gorizia Centre

Distance to Airport: 11 km Ronchi dei Legionari Airport

Public transport: 3 public transport and a shopping bus in the weekend.



Opened	2013
GLA	90,420 m²
Stores	146
Centre	60,420 m²
IKEA	30,000 m²
Coop	8,500 m²
UCI Cinemas	5,000 m²
Decathlon	4,210 m²
H&M	2,400 m²
Levels	2 levels
Parking spaces	4,200 spaces
Visitors	5,2 M

