

Ingka Centres — one vision across the globe

Clear and simple Unique and visionary

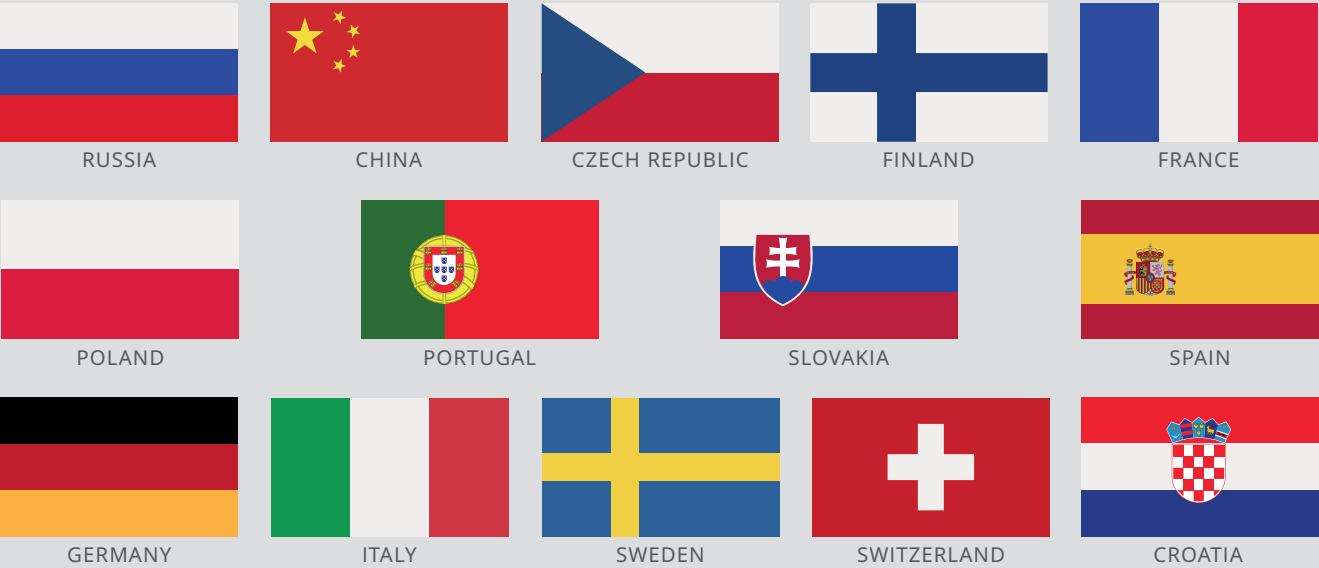
Ingka Centres is part of IKEA business, Ingka Centres (named after it's founder Ingvar Kamprad) is global shopping centre company — present in China, Europe and Russia, owning and operating 44 shopping centres in 14 countries, totalling more than 3.5 million m² of GLA with over 480 million visitors annually.

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



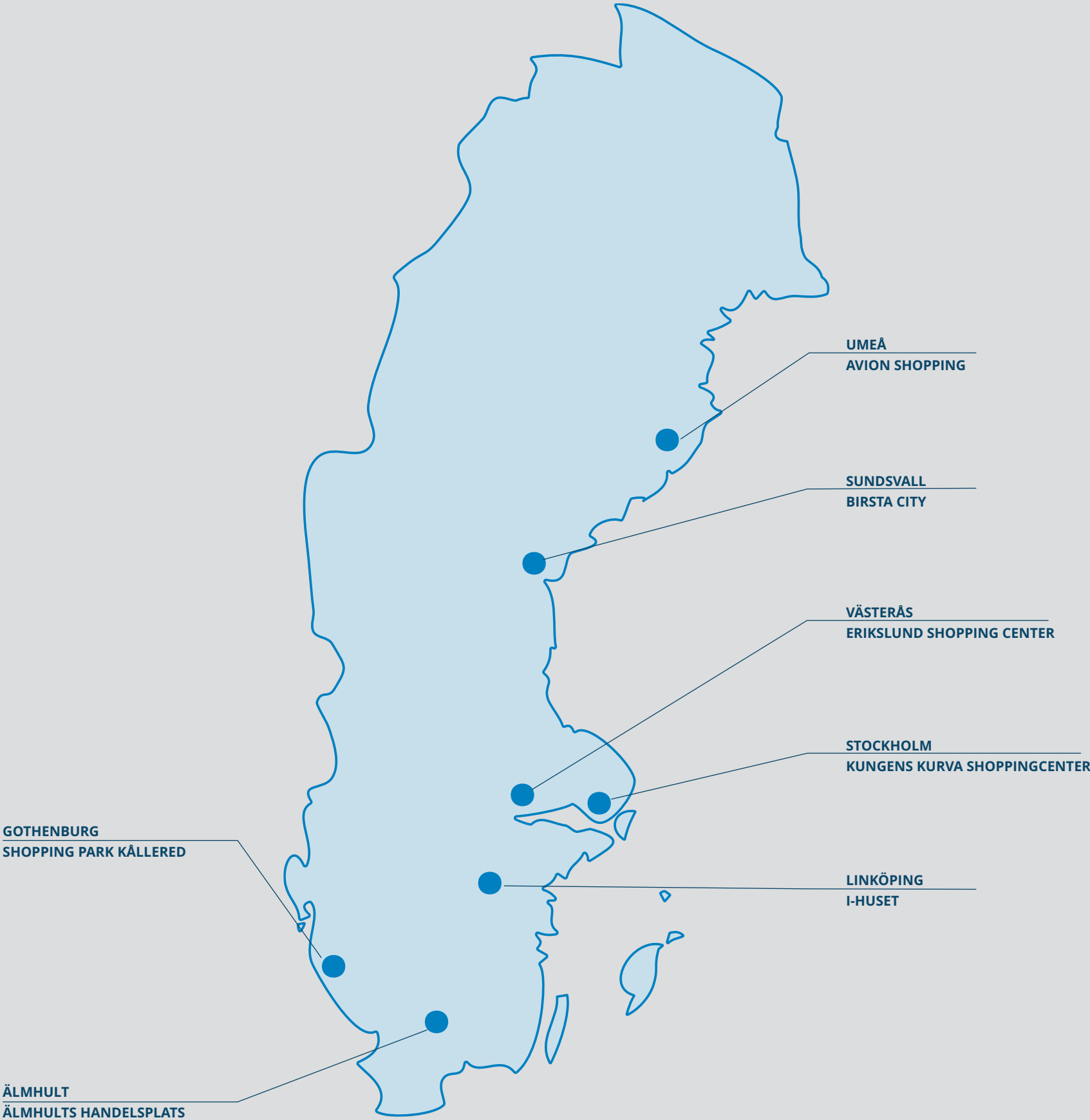
480

million visitors globally

3,5

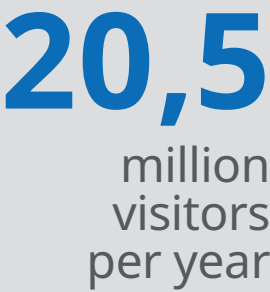
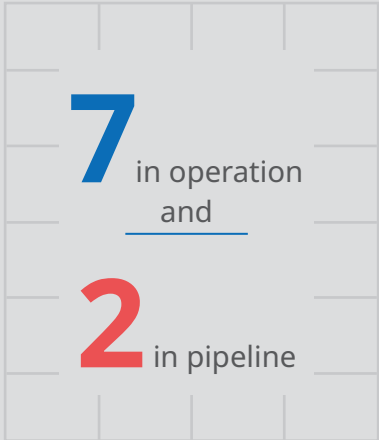
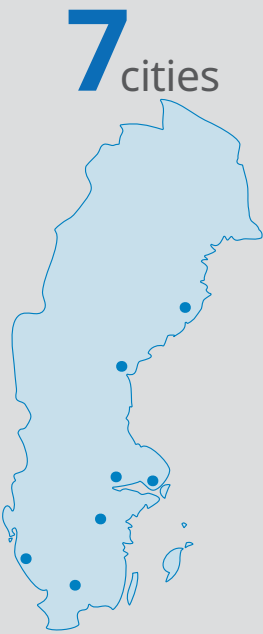
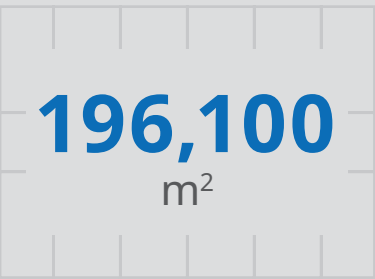
million m² GLA

Our portfolio in Sweden



Great opportunities to grow your business with Ingka Centres Sweden!

With 7 centres, Sweden is Ingka Centres second largest market, as well as the oldest, with history, tradition and knowledge since the seventies. Today, we host and serve over 20 million visitors, winning several awards for best shopping centre and as landlord, by always putting the visitor in focus.



Ingka Centres in Sweden

Sweden is where Ingka Centres started back in 1973, when we opened our first centre in Sundsvall with the clear goal of improving the customer experience in the IKEA store.

Our strength is distinguished by working together to create long-term solutions based on fair terms and simplicity that bring value to our customers, partners and ourselves.

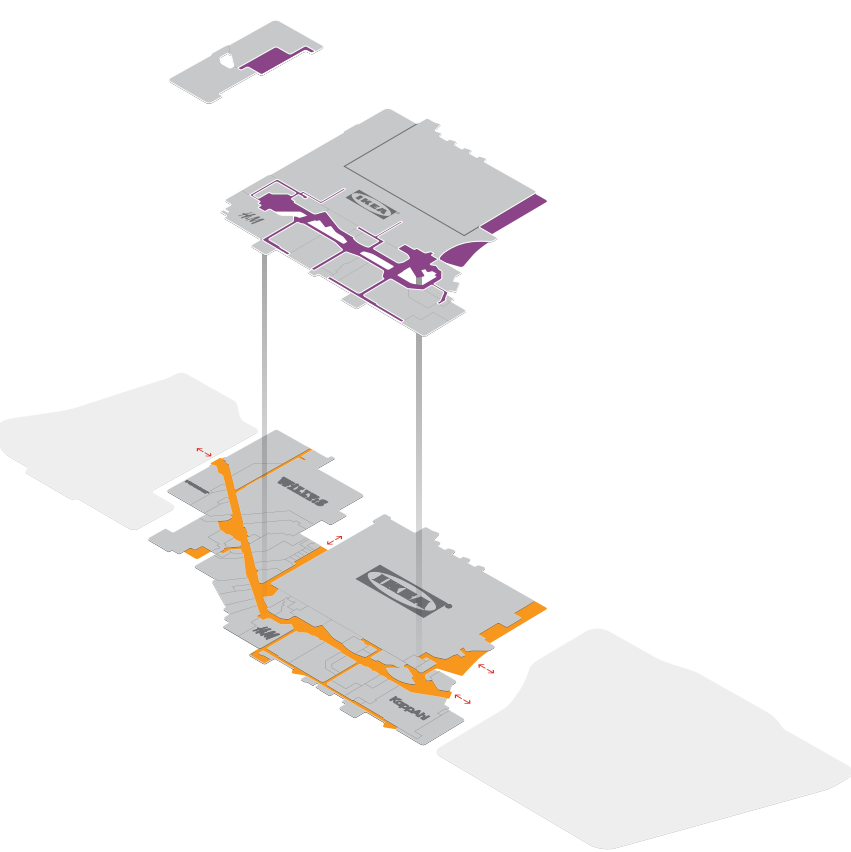


i-HUSET

i-HUSET was built in 1994 next to the IKEA store in Linköping. With approximately 4,1 million visitors a year, i-HUSET is one of the biggest shopping destinations in the region of Östergötland. i-HUSET holds 63 stores, with their offer ranging from fashion and books to services and restaurants.

Linköping is the fifth largest and one of the fastest growing cities in Sweden is facing the biggest city rebuilding in its history. The main part of the rebuilding and is the plan of a new travel hub which includes the high speed railway that makes it only 60 minutes of traveling to and from Stockholm The municipality estimate that Linköping will reach 1,9 million people in the surrounding with full implementation of the infrastructure.

Today Linköping also is a region travel spot for 20,000 daily commuters coming to Linköping.



Catchment Areas	People	Distance
• Primary	159,000	0-25 min
• Secondary	248,000	25-60 min
• Tertiary	121,000	60-90 min
Total area:	528,000	

Address: Västra Svedengatan 7

Distance to the city centre: 3 km

Distance to Airport: 6,6 km

Public transport: 6 bus lines



Opened	1994
GLA	77,670 m²
Stores	74
Centre	59,450 m²
IKEA	18,220 m²
Willys	2,790 m²
Citygross	6,030 m²
Systembolaget	1,450 m²
Levels	2 levels
Parking spaces	1,350 spaces
Visitors	4,1 M

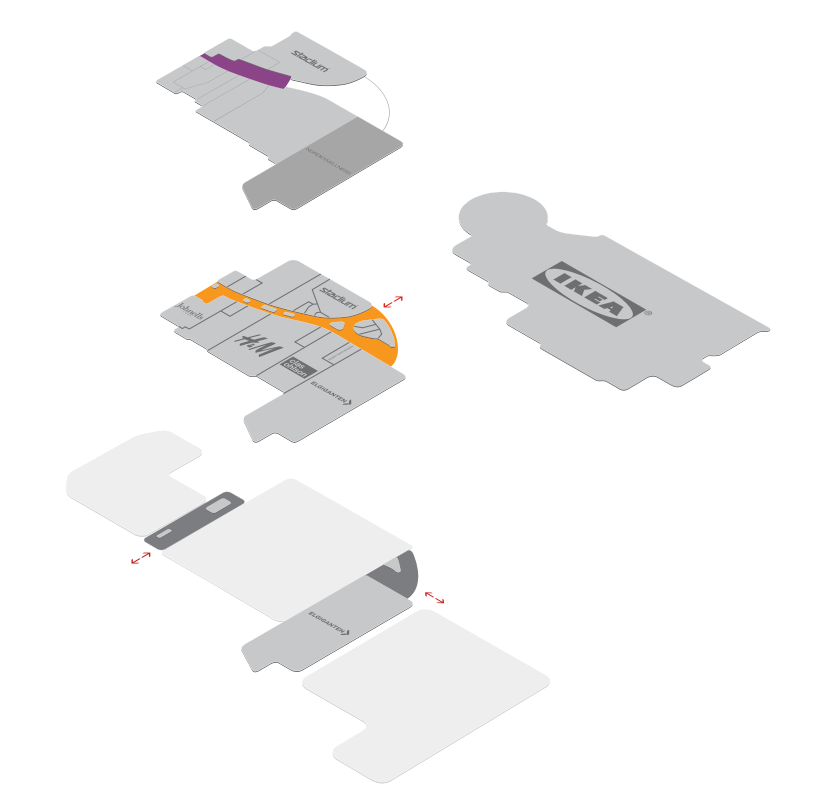


Kungens Kurva Shoppingcenter

Kungens Kurva Shoppingcenter was inaugurated in 2014 and is a two story center with 25 stores, a GLA of 25,500, a turnover of 700 million SEK and 2,7 million visitors yearly. The anchor tenants includes Elgiganten, H&M, Johnells, Clas Ohlson and Stadium

Located in Scandinavias largest retail area Kungens Kurva with 30 million visitors yearly and one of the world's largest IKEA Stores across the street.

Kungens Kurva Shoppingcenter is located in the southern outskirts of Stockholm in one of the largest retail area in Sweden, it is also defined as one of 8 prioritized regional developments in Stockholm The primary catchment area have a population of 544,455 inhabitants and including the tertiary catchment area the market area have a total population of 1,7 million inhabitants.



Catchment Areas	People	Distance
• Primary	544,455	0-30 min
• Secondary	755,020	25-60 min
• Tertiary	400,52	60-90 min
Total area:	1,700,000	

Address: Modulvägen 6
Nearest metro stations: Fruängen, Skärholmen, Liljeholmen
Distance to the city centre: 16 km
Distance to Airport: 17 km
Public transport: 3 bus lines



Opened	2014
Stores	28
Centre	25,500 m²
IKEA	56,000 m²
Elgiganten	5,550 m²
Stadium	3,080 m²
Levels	2 levels
Parking spaces	1,000 spaces
Visitor	2,7 M

exkl IKEA (30 M) IKEA & Kungens Kurva shopping center dont share the same entrance



Kungens Kurva extension project

WELCOME TO OUR WORLD!

The inclusive Meeting Place in the heart of the community. There's always something happening and everyone's invited – to stay and to belong.

Connect and create your own world!

Greater Stockholm's first choice for meeting place experiences, the center is located in one of the largest retail areas in Sweden. Stockholm is the fastest growing capital in Europe, expected to grow 50% in the coming 30 years. With the entrance to the new ring road next to our project, we will attract visitors from a large region, and the iconic first IKEA store attracts tourists from all over the world.



Address: Modulvägen 6
Nearest metro stations: Fruängen, Skärholmen, Liljeholmen
Distance to the city centre: 16 km
Distance to Airport: 17 km
Public transport: 3 bus lines

Opening	2022
GLA	146,000 m ²
Stores	150
Centre	90,000 m ²
IKEA	56,000 m ²
Entertainment and community	30,000 m ²
Expected visitors	12 million
Levels	3 levels
Parking spaces	3,800 spaces



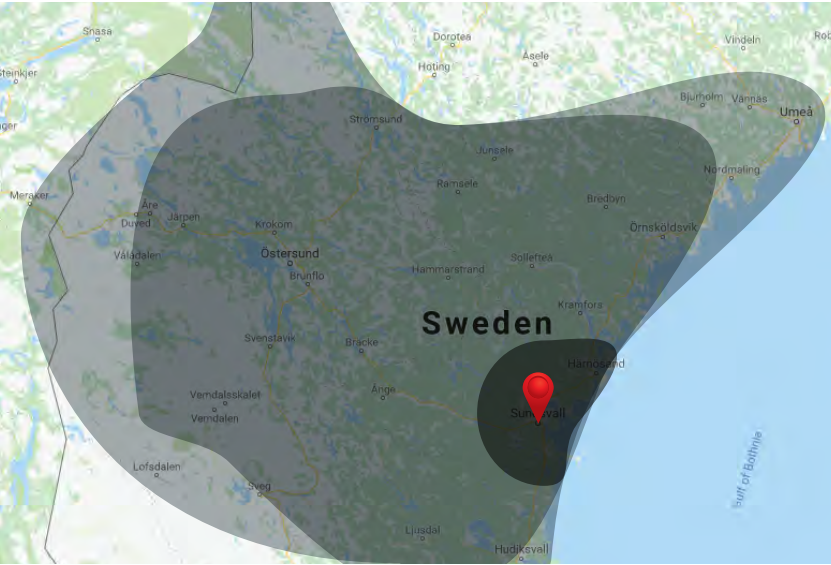
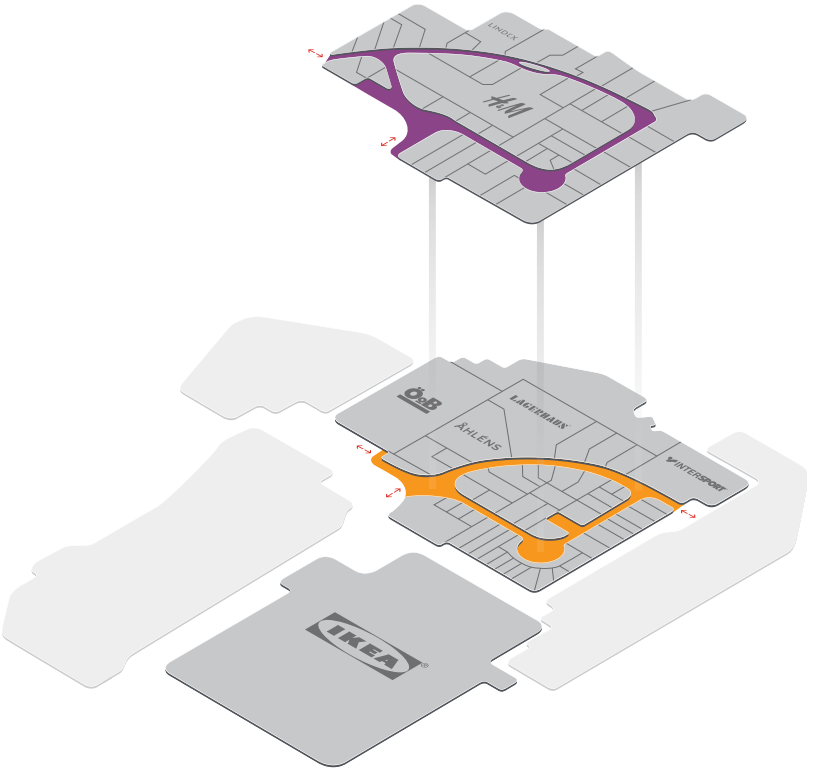
Birsta City

Birsta City is one of the largest shopping centers in north of Sweden, located in one of Sweden's hottest trading areas and with a BA of 89%. More than 90 stores are gathered along broad lanes on two levels. 40,000 square meters of shopping spread over world-renowned chains, locally-styled favorites, restaurants and cafes and with IKEA as closest neighbor. Birsta City has approximately 4 million visitors a year and has been appointed as Sweden's Most Popular Shopping Center in 2010, 2011 and 2016.

Birsta City is one of Norrland's largest shopping centres in one of Sweden's hottest retail areas located 7 km north of Sundsvall.

Birsta City has a long history. In 1966 Sweden's third IKEA store opened in this building. In 1973 the shopping centre opened as a supplement to IKEA Store. In 2005-2006 IKEA moved to a new building and a big renovation started. In march 2008 Birsta City had its grand opening.

Birsta City's market area is large and stretches from Umeå in the north to Gävle in the south. 18 percent of the visitors come from cities outside the primary area and many travel up to 250 km to shop here.



Catchment Areas	People	Distance
• Primary	142,070	0-40 km
• Secondary	296,442	40-200 km
• Tertiary	237,082	200+ km
Total area:	675,594	

Address: Gesällvägen 1

Distance to the city centre: 9 km

Distance to Airport: 16 km

Public transport: 3 bus routes



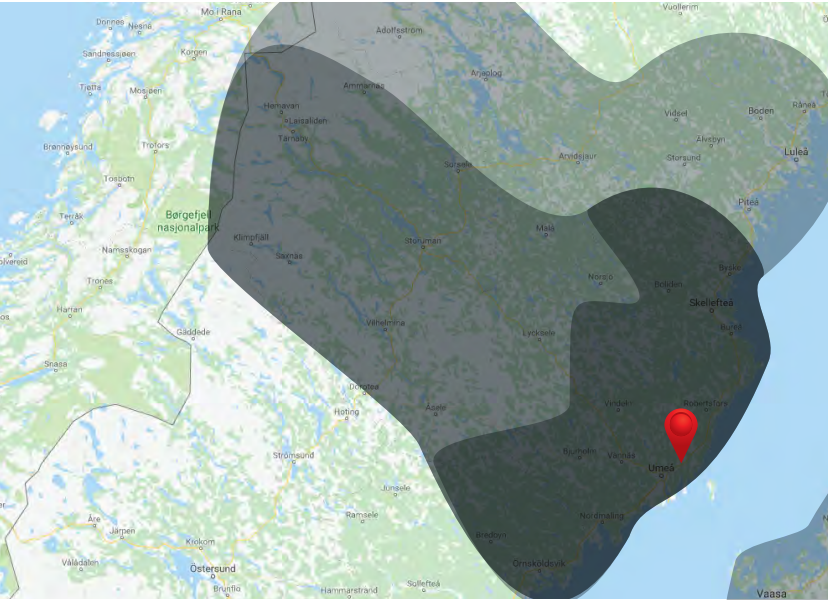
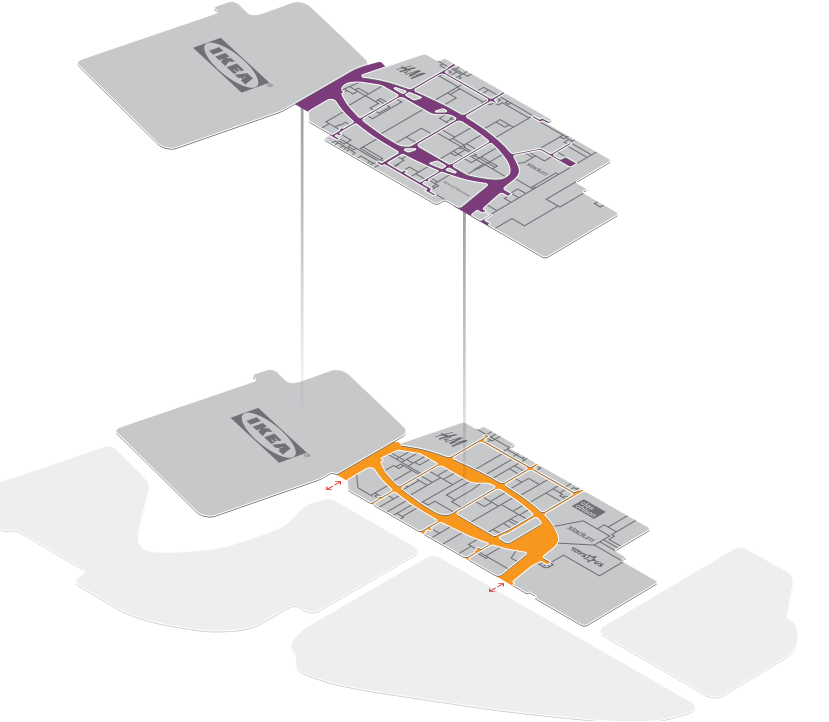
Opened	1967
GLA	61,700 m²
Stores	100
Centre	37,700 m²
IKEA	24,000 m²
Elgiganten	3,600 m²
Clas Ohlson	2,400 m²
Babyproffsen	1,300 m²
Levels	2 levels
Visitors	3,8 M exkl IKEA (1.7 M). IKEA & birsta city dont share the same entrance



Avion Shopping

Avion Shopping is a two year old shopping center integrated with an IKEA store in a new retail area in Umeå on the south side of the city. Avion Shopping is the biggest shopping center in the area, and have a unique offer, because it has everything gathered in one place. Everything from fashion, technology, furniture to groceries. Avion Shopping was awarded as the Best Shopping Centre 2017, by the retail magazine Market. Avion Shopping also got the award Best New Shopping Centre by Nordic Shopping Centre Council 2017.

The catchment area for Avion Shopping covers a big area in the north, about 600 295 people in an areal of 169,792 km². From Luleå in the north, Örnsköldsvik in south, Vaasa (Finland) to the east and Norway to the west and visitors travel far to visit the shopping center. Avion Shopping is right by E4 south and the roundabout that connects to E4 north, and E12. Good public transportation by bus, bike paths, walkways and good parking for the cars. New routing of the E4 north (Västra länken) is planned. The Vaasa ferry traffics Umeå every day and the possibility is that a new bigger ferry is on their way.



Catchment Areas	People	Distance
• Primary	281,600	100 min
• Secondary	40,245	195 min
• Tertiary	278,450	248 min
Total area:	600,295	

Address: Marknadsgatan 5
Nearest metro stations: Umeå airport
Distance to the city centre: 3 km
Distance to Airport: 3,3 km



Opened	2016
GLA	66,045 m²
Stores	92
Centre	33,430 m²
Willys	3,960 m²
MAX	3,220 m²
H&M	2,675 m²
Levels	2 levels
Parking spaces	2,600 spaces
Visitors	4,2 M

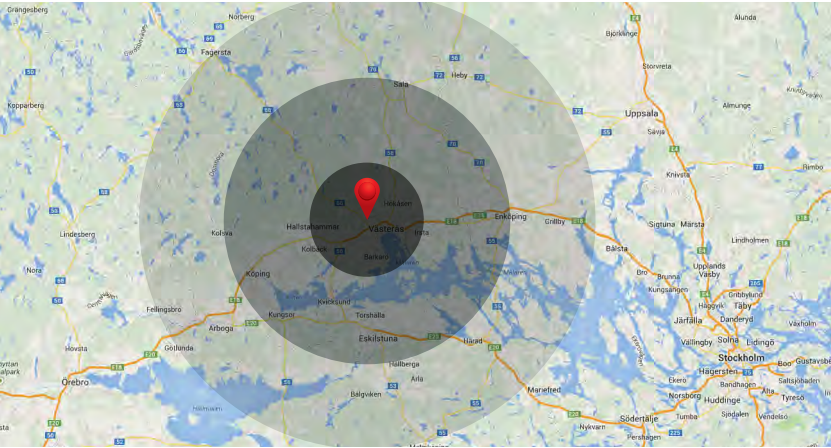


Erikslund Shopping Center

Erikslund Shopping Center is the biggest shopping centre in the region. We make it possible for families and friends to meet up, enjoy each others company and shop in a safe environment. Here you will find the region's most convenient shopping with the widest range of stores. And Sweden's first integrated IKEA store.

Erikslund Shopping Center is located in Västerås, Sweden's seventh biggest city.

Erikslund is both a residential area as well as a large retail area at the outskirts of Västerås. It is rapidly growing and contains many major retail and food chains within small distance of one another. The centre is strategically placed along E18, the main road between Oslo and Stockholm. It's clearly visible from the road and double highway exits allow easy access.



Catchment Areas	People	Distance
• Primary	170,000	20 min
• Secondary	210,000	40 min
• Tertiary	90,000	60 min
Total area:	470,000	

Address: Krankroksgatan 17

Nearest metro stations: Västerås Centralstation

Distance to the city centre: 7,7 km

Distance to Airport: 100 km

Public transport: bus



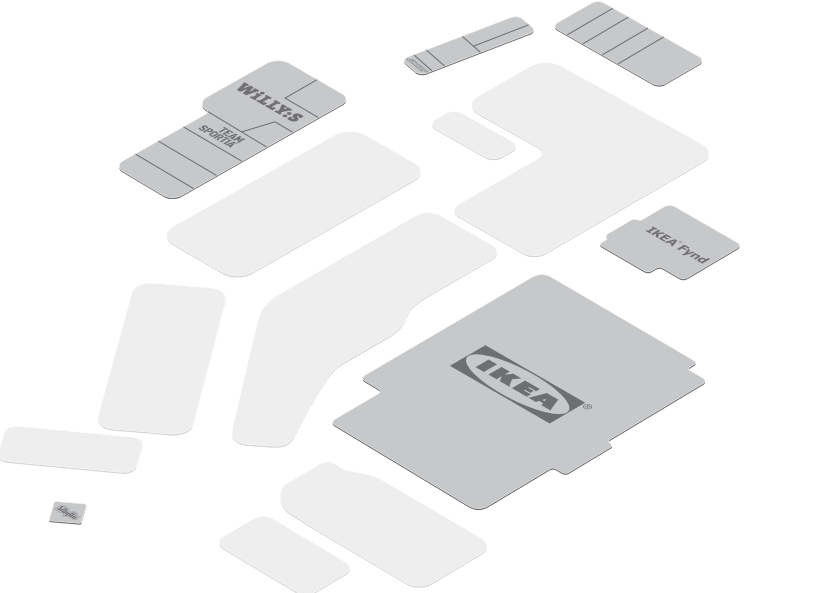
Opened	2011
GLA	80,830 m ²
Stores	83
IKEA	40,000 m ²
City Gross	9,700 m ²
H&M	2,654 m ²
Levels	2 levels
Parking space	3,500 spaces
Visitors	6,5 M



Älmhults Handelsplats

The world's first IKEA department store was opened here in Älmhult more than 50 years ago.

Now we have worked together with IKEA to implement a major initiative in this historically significant area. This is an attractive retail park for families and friends from near and far. Our retail park is offering 17 stores and outlet shops, and are really working to implement our Meeting Place approach through numerous activities and community collaborations throughout the year.



Address	Handelsvägen, Älmhult
Opened	2001
GLA	49,740 m ²
Stores	19
Centre	13,740 m ²
IKEA	36,000 m ²
Willys	3,000 m ²
Lidl	2,190 m ²
Levels	1 levels
Parking space	2,200 spaces



Shopping Park Källered

Together with IKEA, our ambition is to extend and develop the shopping area over the next few years.

Located in Källered, outside of Gothenburg, with a total area of 39,000 m2, next to IKEA. The area is well-known and has a great location right next to E6/E20 highway. Together with IKEA, our ambition is to extend and develop the shopping area over the next few years. The aspiration is to build a brand new shopping centre offering positive experiences with a wide range of stores, restaurants and services in order to become the most attractive meeting place for the visitors in the Gothenburg region.



Address	Ekeleden, Gothenburg
Opened	1986
Stores	20
Centre	14,500 m ²
IKEA	27,600 m ²
Systembolaget	1,100 m ²
Coop	3,450 m ²
Levels	1 levels
Parking space	3,500 spaces

