

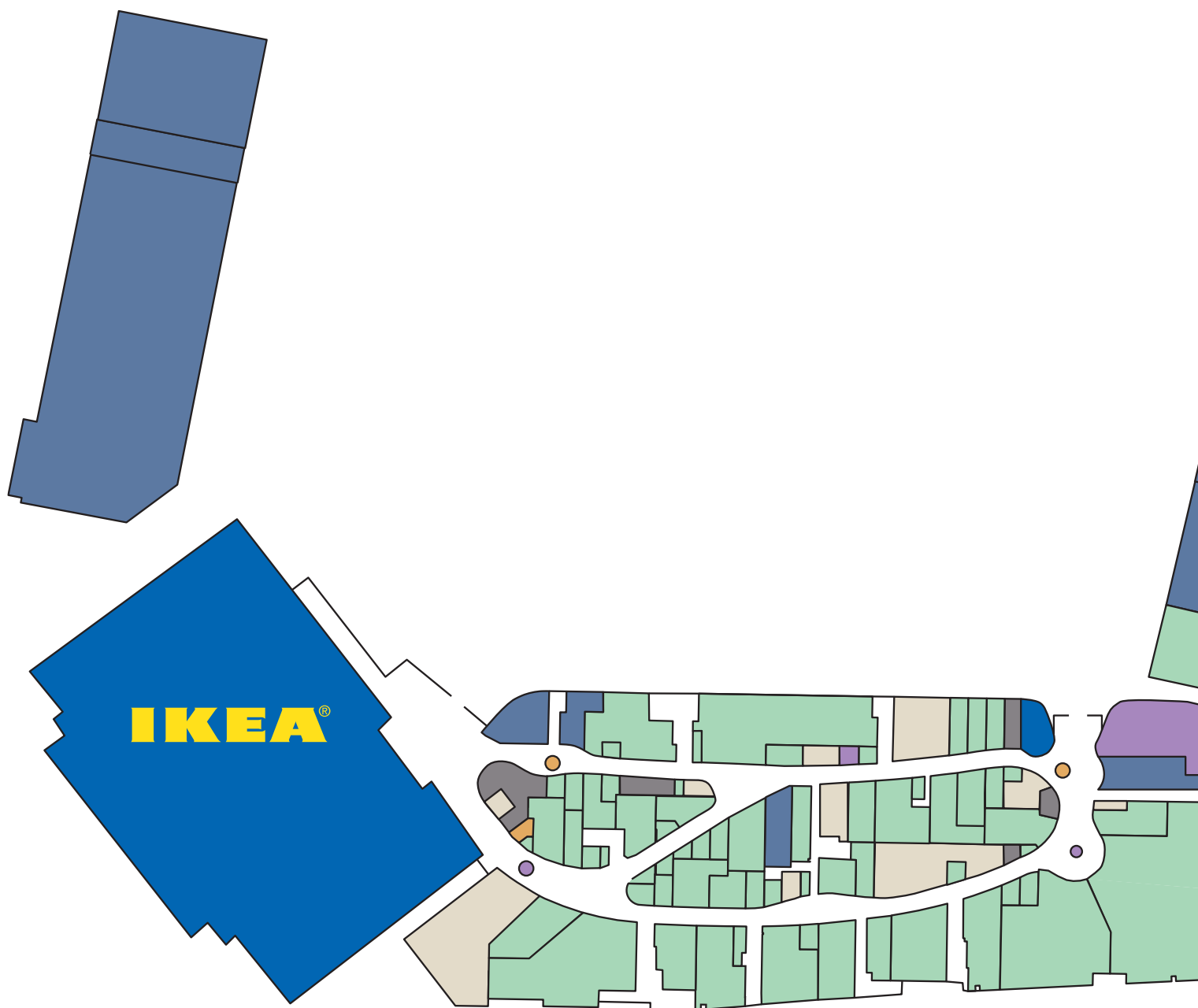


VALLDOLID

THE VALLADOLID RETAIL COMPLEX



CENTRE PLAN, GROUND FLOOR



RIO SHOPPING

Set to open in September 2012 the Valladolid project, Rio Shopping, will provide the ideal setting for visitors to enjoy a complete shopping experience. The magnitude of the project, together with the quality of the design and tenant mix will set the retail complex apart from its competition – making it the preferred location for tenants and consumers alike.

The Valladolid Retail Complex will be the largest shopping destination in the region, and will have state of the art amenities and innovative design, and family-friendly facilities.

CENTRE FACTS

- Grand opening: 2012
- GLA: 105,000 m² (incl. IKEA)
- 120 shops
- 4,650 parking spaces
- Anchor tenants: IKEA, Supermarket, DIY, Electronic Store

Inter IKEA Centre España S.L.

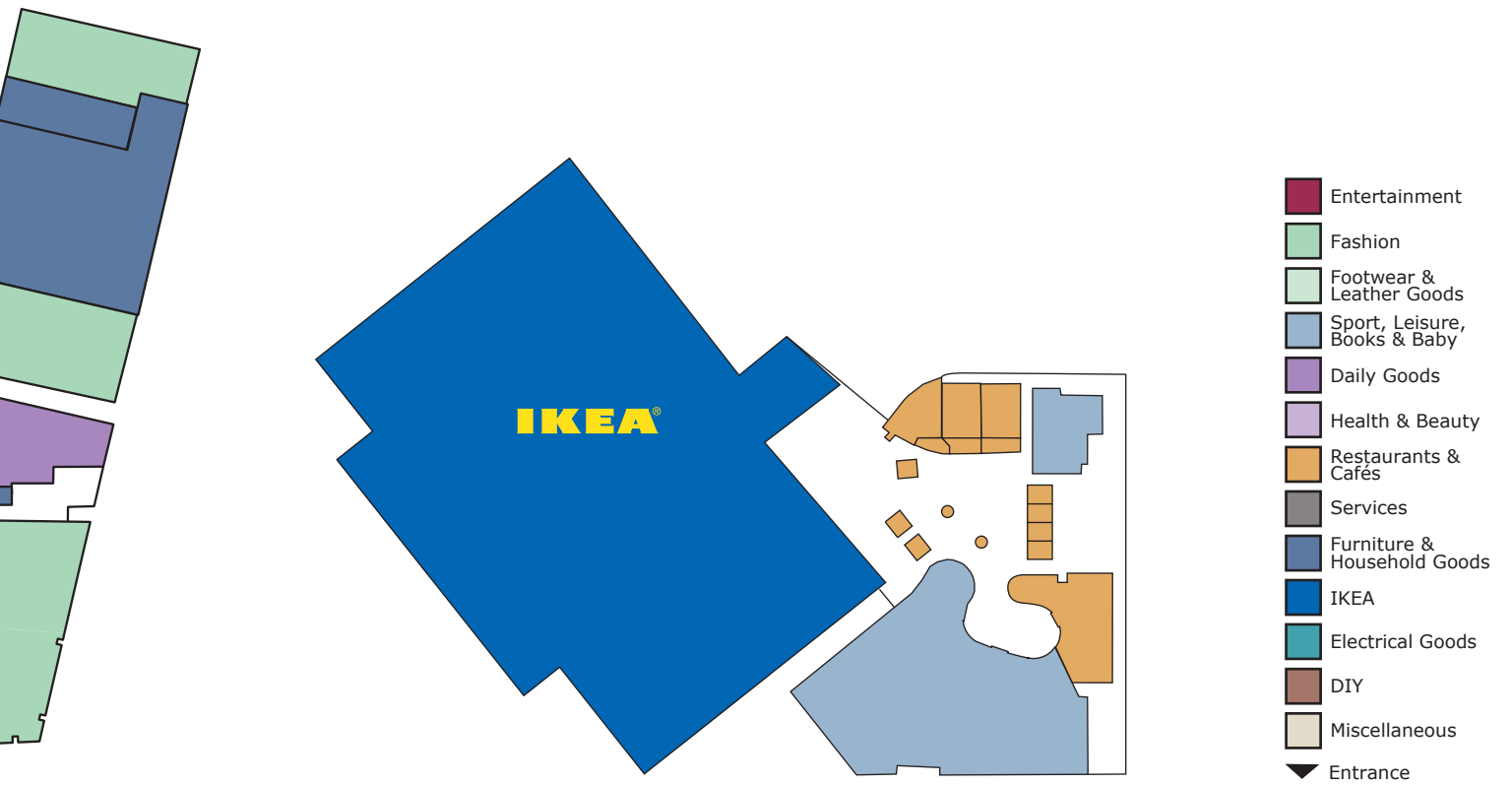
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CENTRE PLAN, FIRST FLOOR



CATCHMENT AREA

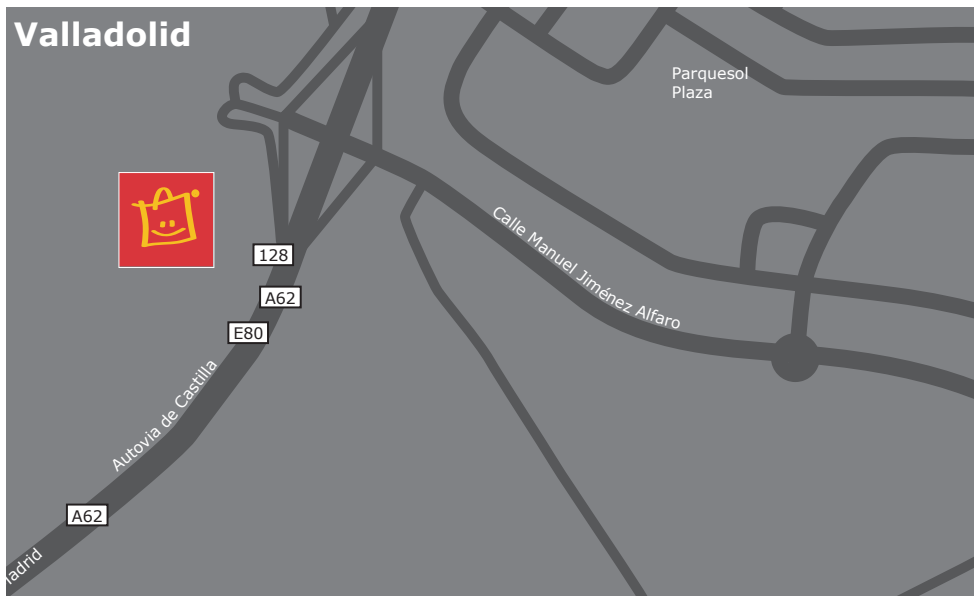
Primary catchment area
approx. 407,000 inhabitants

Secondary catchment area
approx. 207,000 inhabitants

Tertiary catchment area
approx. 209,000 inhabitants



Valladolid



INFRASTRUCTURE

- The retail complex is well connected by roads and motorways
- Roads and railway lines are modern
- The region is linked around its capital by a network of existing motorways, such as the A6 (Autovía del Nordeste), the A62 (Autovía de Castilla), and the A11 (Autovía del Duero), among others
- New roads from the main highways connecting to the site will be built before the project opens