

European Shopping Centre Awards

2018





2018 FINALISTS

Congratulations to the fifteen finalists of the ICSC European Shopping Centre Awards.

The prestigious awards are granted to the shopping centres at the forefront of the European retail real estate industry.

Our select jury will announce the winners at the ICSC European Conference on 26 April 2018.

And the finalists are.....

ESTABLISHED CENTRES (EXTRA LARGE)

Westfield Stratford City - London, United Kingdom

www.westfield.com/stratfordcity



DEVELOPER: Westfield Europe Ltd

ARCHITECT: Westfield Europe Ltd Design & Construction

TOTAL RETAIL SPACE: 175,000 sq. m.

NUMBER OF STORES: 250

MAJOR TENANTS: John Lewis, Marks & Spencer, Waitrose, Vue Cinema, Aspers Casino, Primark, H&M and Zara

First opened in September 2011, Westfield Stratford City is the largest urban shopping centre in Europe and is located at the prestigious gateway to the Queen Elizabeth Olympic Park. The 175,000 sq. m. development represented a €2 billion investment in East London as part of the largest urban regeneration project ever undertaken in the U.K. Since opening, the centre has exceeded its targets every year. It also set a British record in September 2016 by welcoming over 220 million visitors in its first five years and achieving retail sales of €5.6 billion. The centre is home to more than 250 stores, 80 places to eat and drink, three hotels and world-class leisure and entertainment, including Aspers Casino, Vue Cinema and an All Star Lanes bowling alley. As the U.K.'s most popular retail destination by footfall, Westfield Stratford City claims some 30 U.K.-first stores and concepts for local and international retailers such as Victoria's Secret, Stradivarius, Smiggle, IKEA, NYX and Misguided, as well as Europe's largest H&M store, which opened in May 2017. The centre has the latest in customer and digital services, including "find my car" technology, ticketless parking, product search and interactive mapping. Regarded as the first piece of legacy for the London 2012 Olympic and Paralympic Games, the 2011 opening of Westfield Stratford City served as a catalyst for further inward investment in the area, which by 2025 is expected to top €24.6 billion.

REFURBISHMENTS AND/OR EXPANSIONS (MEDIUM)

Capitol Shopping Center – Istanbul, Turkey

www.capitol.com.tr



DEVELOPER: Capitol Shopping Services Trading Corporation

ARCHITECT: Geoff Morrison (Concept-i)

TOTAL RETAIL SPACE: 35,000 sq. m.

NUMBER OF STORES: 165

MAJOR TENANTS: H&M, Kiehl's, LC Waikiki, Mosafer, Samsung, Sephora, Yargici Home & Accessories

Capitol Shopping Center, managed by Capitol Shopping Services Inc., opened its doors to visitors September 1993. In order to improve the service to customers, Capitol decided to upgrade the centre in 2015. Large stores, movie theatres equipped with the latest technology, play areas for children and large living spaces were provided in the project's interior design. The project also included improvements in accessibility. These details were designed for the easy use of the facilities, parking garage, elevators and restrooms. In addition, the fourth floor of the shopping centre, which was not being used, was converted into retail space. The upgrades allowed Capitol Shopping Center to increase its retail space from 30,000 to 35,000 sq. m. and increase its market share. The upgrade work also involved updating the list of brands, which included the addition of 27 more stores making the total offer 165 stores. Twenty-three existing stores changed locations within the shopping centre and five stores increased their retail space. In addition, Dolby Atmos sound systems and the latest technology screens were included in the movie theatres, as well as the addition of a Captune World children's entertainment centre with eco-friendly play areas.

Hoog Catharijne – Utrecht, Netherlands

www.hoogcatharijne.com



DEVELOPER: Klépierre

ARCHITECTS: STIR Architecture, OZ and MoederscheimMoonen Architects

TOTAL RETAIL SPACE: 41,998 sq. m.

NUMBER OF STORES: 114

MAJOR TENANTS: H&M, C&A, Zara, Sting, Strabucks, Stradivarius, Hema, We Women, Nike, Prenatal, Media markt, Name it, Men at work, Bijou Brigitte, Manfield, Jack & Jones, Vero Moda, Timberland, Five Guys, Exki, McDonald's new concept

Hoog Catharijne is a destination where the added value is grounded in the experience provided by shops and events, as well as by the location of the building. It is a seamless link between the interior and the outside world; between old and modern city; and between brick architecture and modern patterns. Hoog Catharijne is situated in the shopping heart of Utrecht next to the Central station and equipped with extensive parking facilities. With more than 26 million visitors per year, it is the most frequently visited shopping centre in the Netherlands. Visitors experience a collection of spaces that offer premium design, a diversity of experiences and a huge selection of premium retailers. Relaxation and entertainment go hand-in-hand with a concert hall and the biggest cinema in the country. Hoog Catharijne means fun shopping, particularly with the recent refurbishment and expansion, which brings more retailers and more food offer with one of the biggest food courts in the Netherlands. The project is under constant improvement and extension, creating an iconic position in terms of architecture, design, offer and leisure for the whole place.

REFURBISHMENTS AND/OR EXPANSIONS (LARGE)

Izmir Optimum - Izmir, Turkey

www.izmiroptimum.com



DEVELOPER: Rönesans Gayrimenkul Yatırım A.Ş. (RGY)

ARCHITECTS: 5+ Design / USA

TOTAL RETAIL SPACE: 86,000 sq. m.

NUMBER OF STORES: 240

MAJOR TENANTS: Zara, H&M, Migros, Koçtaş, Dechatlon, Media Markt, Cinemaximum, MacFit, LCW

Izmir Optimum originally opened in March 2012 as an outlet concept that became the most popular shopping centre in Izmir. The shopping centre recently underwent a "Growth and Transformation" project with a €105 million investment that has transformed it into a regular shopping centre. Completed in March 2017, Izmir Optimum now features an updated concept and is the largest shopping centre in the Aegean Region. Izmir is the third largest city in Turkey, and the centre is located in the Gaziemir district of the city centre near the Adnan Menderes Airport. Izmir Optimum's total leasable area increased from 58,000 sq. m. to 86,000 sq. m. Optimum is home to 240 stores, 90 of which have been newly added to the portfolio; a 3,000-vehicle car park; a sports club that is in service for the first time; more than 10 new restaurants and coffee shops with an outdoor gazebo area; an ice rink; movie theatre; bowling hall; and special-design playgrounds. The centre added two new playgrounds that span 3,000 sq. m. that appeal to different age groups. The playgrounds are designed to help children develop intellectual quotient and handcrafts, and they provide an optimum space for play on sand, grass and in water. The play area supports special-design toys intended for children with autism, and the centre also opened a coffee shop in support of education for children with autism.

REFURBISHMENTS AND/OR EXPANSIONS (EXTRA LARGE)

Westquay South - Southampton, United Kingdom

www.west-quay.co.uk



DEVELOPER: Hammerson PLC

ARCHITECT: ACME

TOTAL RETAIL SPACE: 92,950 sq. m.

NUMBER OF STORES: 124

MAJOR TENANTS: Existing - John Lewis, Marks and Spencer, Apple, Next, H&M, Zara, New Look Extension - Showcase Cinema de Lux, Hollywood Bowl

Westquay South is an iconic leisure and food & beverage extension to the Westquay Shopping Centre. It was born out of recognition of the evolution of shopping destinations beyond pure retail, and a vision for Westquay to become the premier retail and leisure destination on the South Coast. The development further enhances Westquay's offer and satisfies market demand driven by an under provision of food & beverage in Southampton. The development is located on reclaimed land adjacent to the existing shopping centre and historic city walls that used to mark the seafront. At the heart of the scheme, the public esplanade consisting of two sloping promenades framing the esplanade's amphitheatre against the historic walls. This creates an ideal setting for the curated events programme, and some of the restaurants also face out onto the esplanade with their own dining terraces. The 25 m. cantilevered cinema box wrapped in a skin of stainless steel tubes is a visual landmark of the scheme, and there was a planning requirement to retain views out to the seafront from the city walls. The development's internal space gives access to the high-tech cinema and the design celebrates the soaring 9 m. floor-to-ceiling heights creating a bespoke environment that deviates from the style of traditional food courts.

REFURBISHMENTS AND/OR EXPANSIONS (EXTRA LARGE)

Plus City – Pasching, Austria

www.pluscity.at



DEVELOPER: Plus City Betriebsges.m.b.H. & Co.KG.

ARCHITECTS: MAD & ATP Engineers

TOTAL RETAIL SPACE: 90,000 sq. m.

NUMBER OF STORES: 220

MAJOR TENANTS: Peek & Cloppenburg, Primark, Zara, C&A, H&M, Hollister, Superdry, Bershka, Zara Home, Mango, Nespresso, Swarovski, Thomas Sabo, Interspar, Intersport, Müller, Humanic, Snipes CCC, Deichmann, New Yorker, Esprit, Blue Tomato, Vero Moda, Jack & Jones, etc.

Plus City is a well established shopping centre that was extended in 2016 by an additional 32,000 sq. m. of GLA. Today, Plus City ranks among the top three shopping centres in Austria with over 90,000 sq. m. of GLA and has resumed a regional dominant market position in Upper Austria. Plus City offers a unique shopping, dining and entertainment experience to its visitors. The shopping centre is the prime destination within a 90-minute catchment area with more than 220 top international brands, including 45 restaurants, cafés and bars, and a modern cinema with an exclusive IMAX Theatre. International brands such as Peek & Cloppenburg, Zara, H&M, C&A, Hollister, Superdry, Müller, Humanic and many more operate flagship stores at the centre, and many of the Plus City brands are exclusive in the region. The newly opened extension is anchored by Primark, Superdry, Intersport, Media Markt and features 58 new internationally recognised premium retail tenants. In addition to the newly opened 15-screen, 3,000-seat Hollywood Megaplex and the largest and most modern IMAX Theatre (600 seats) in Continental Europe, Plus City features an OceanPark family entertainment centre with bowling, gaming, billiards and dancing. Plus City is easily accessible via main roads, and the public transportation system that connects the City of Linz with Plus City. Plus City also provides more than 5,200 parking spaces in two modern and covered parking decks.

Val d'Europe – Marne la Vallée cédex, France

val-d-europe.klepierre.fr



DEVELOPER: Klépierre

ARCHITECTS: Benoy, Lobjoy Bouviers associés and Dominique Hertenberger

TOTAL RETAIL SPACE: 105,000 sq. m.

NUMBER OF STORES: 190

MAJOR TENANTS: Primark, Uniqlo, Bershka, JD Sports, NYX, Sephora, Nike, Apple, Zara, Gap, Fnac, Darty, Etam, H&M, Aubade, Adidas, Caroll, Chevignon, Croc's, Courir, Desigual, Exki, GAP, Geox, Havaianas, Hema, André

With a footfall of 17 million, Val d'Europe maintains its position at the forefront of commercial innovation. The 17,000 sq. m. expansion created a more personalised customer experience and illustrates Klépierre's Clubstore® hospitality approach. With its close proximity to Disneyland Paris and La Vallée Village outlet, Val d'Europe is an easily accessible point at the heart of the first European tourist destination. Grand architecture, inspirational redesign, flagship stores and an outstanding food court complete the list of Val d'Europe genuine assets. The expanded shopping centre now offers customers 190 brands, entertainment and experiences on its more than 105,000 sq. m.

NEW DEVELOPMENTS (MEDIUM)

Forum Poprad – Poprad, Slovakia

www.forumpoprad.sk



DEVELOPER: Multi Veste Slovakia 2 s.r.o

ARCHITECTS: T&T Design (Multi), ArchDesign (CR)

TOTAL RETAIL SPACE: 22,550 sq.m.

NUMBER OF STORES: 114

MAJOR TENANTS: H&M, C&A, Lindex, New Yorker, Reserved, Mohito, Cropp, House, Sinsay, Gaastra, Benetton, Intersport, Tesco, Planeo Electro, fitness Golem, Time Out – children playground

Forum Poprad is located in the historical centre of the Slovakian city of Poprad. It sits on the site of the former socialist department store “Prior,” which was a long-established traditional retail destination in the city centre. In a difficult economic environment and relatively limited market, Forum Poprad represents a successful example of a project that is significantly contributing to the general revitalization of the city centre. It is serving as a catalyst to other interesting ideas and plans of the city representatives in its aim to increase the quality of life of its citizens. Forum Poprad represents a prime example of a modern inner city shopping centre that is designed to complement its urban surroundings. It follows the incline of the terrain and is designed to match the small scale of the city. Forum Poprad offers three levels of retail, and each level has direct access to the existing streets. The centre features approximately 22,500 sq. m. of space with more than 115 retail units, as well as numerous cafés and restaurants that offer spectacular views to the High Tatra mountains. The L-shape of the complex has enabled the creation of an inviting green space where visitors and shoppers can gather to sit and relax. The project also is well connected with 450 parking spaces and a neighbouring trolley and bus station.

Shopping Rive Gauche – Charleroi, Belgium

www.rivegauche.shopping



DEVELOPER: Iret Development SA

ARCHITECTS: DDS+ & MSA

TOTAL RETAIL SPACE: 40,639 sq.m.

NUMBER OF STORES: 94

MAJOR TENANTS: Primark, C&A, Zara, Bershka, Pull&Bear, Kiabi, H&M, Delhaize, JBC, Planet Parfum, Burger King

Rive Gauche is a 40,000 sq. m. GLA inner city shopping centre development that also includes a 124-room, four-star hotel and 50 residential units. The project is the driving force in transforming Charleroi's nearly deserted lower city into a mixed-use, dynamic and attractive district. With its mixed programme, asserted urban stance and strong architectural expression, it reinforces the area's attractiveness and completes the mix of urban functions; breathes life into pre-existing activities; and offers new employment opportunities. The shopping centre was conceived as a porous commercial promenade between two emblematic squares of the lower town that more effectively links the railway station and the upper town business and administrative districts. The shop windows are turned towards the exterior public space, as well as to the inner mall. The entire project is designed to engage in a dialogue with the neighbourhood, bearing a true urban interaction that is further enhanced by a redefinition of the former Place Albert I (now Place Verte) and the Boulevard Tirou as a pedestrian zone.

NEW DEVELOPMENTS (MEDIUM)

Victoria Gate – Leeds, United Kingdom

www.victorialeeds.co.uk



DEVELOPER: Hammerson PLC

ARCHITECT: ACME

TOTAL RETAIL SPACE: 37,094 sq.m.

NUMBER OF STORES: 32

MAJOR TENANTS: John Lewis, Victoria Gate Casino, The White Company, Tommy Hilfiger, Anthropologie

Victoria Gate is a newly completed retail development located in Leeds city centre that forms a natural extension to the existing Victoria Quarter and Leeds retail district. The scheme includes a new John Lewis department store, a multi-storey car park and two arcades with a mix of premium shops, restaurants and leisure facilities. While each building has its own individual identity, they relate to each other and the vernacular of Leeds. The Victoria Gate Arcades are designed as a two-storey, twin arcade with a complex roofscape that continues the history of Leeds' 19th century arcades. The exterior of the building evolves from the 19th and 20th century language of the surrounding Blomfield and Victorian brick and terracotta buildings with changes in rhythm and scale that reflect the context of the site. The arcades' shop fronts are designed as a modular and repetitive element to create a unified identity for the centre. While retaining the quality that makes historical arcades still special today, the project endeavours to be truly contemporary and relevant to the future of shopping as an experience where architecture plays a key role in place making. The John Lewis building facade features a layered surface in a diagrid pattern reminiscent of a woven pattern that is influenced by Leeds' background as a textile manufacturing centre. The decorative diamonds draw on the rich history of terracotta façades in Leeds and provide a modern interpretation of a traditional material.

NEW DEVELOPMENTS (LARGE)

ParkLake – Bucharest, Romania

www.parklake.ro



DEVELOPERS: Sonae Sierra / Caelum Development

ARCHITECT: Sonae Sierra

TOTAL RETAIL SPACE: 72,377 sq. m.

NUMBER OF STORES: 223

MAJOR TENANTS: Forever 21, Play Park, Lanidor, Cinema City, H&M, all Inditex brands in Romania (Zara, Massimo Dutti, Zara Home, Oysho, Bershka, Stradivarius and Pull & Bear), LPP Group's five brands (Reserved, Mohito, Sinsay, House and Cropp), WorldClass Gym, Altex, Hervis, Lem's, Levi's, Motivi, Tommy Hilfiger, Gant & Lacoste, Swarovski, Khul'to, Fossil, Lego, Nike, Adidas and Sketchers.

ParkLake is a destination offering the best customer experience with an environmentally friendly design that is complemented by a distinctive mix of entertainment and sports features next to Titan Park. Visitors are presented with new concepts of retail and leisure, including several brands entering the Romanian market for the first time. Its appealing architecture and design match with the neighboring Titan Park and assure a comfortable and pleasant stay in a new environment. ParkLake has an international food court that features an architectural theme based on local heritage with a comfortable environment that includes a large natural skylight and a terrace with views over the surrounding park. The centre also has a green area that is used to host leisure and sports activities, special events, seasonal markets and open-air entertainment dedicated to children. On the roof top, there is a gym with swimming pool and terrace overlooking the park. ParkLake is connected to the city and park's bicycle lanes and walkways, and it offers dedicated parking facilities to support the use of bicycles around this shopping and leisure destination. The centre focuses on customer experience and organises a variety of weekly events that take advantage of its large central plaza and outdoor areas connected to the park. In addition, ParkLake uses modern equipment and design along with a monitoring system that minimises the use of resources and its environmental impact.

NEW DEVELOPMENTS (LARGE)

Docks Bruxsel – Brussels, Belgium

www.docksbruxsel.be



DEVELOPER: EQUILIS SA
ARCHITECTS: Art&Build; Altoon Porter

TOTAL RETAIL SPACE: 61000
NUMBER OF STORES: 113

MAJOR TENANTS: Michael Kors, G-Star, Superdry, 7 For All Mankind, Liu.Jo, Camaïeu, Kiabi, Sergent Major, JBC, Samsung Experience Store, Kiabi, Terre Bleue, Nuit de Folie, H&M Home, Les Cupcakes d'Émilie, Nuit de Folie, Blooming, Sole, FOX&Cie

Docks Bruxsel is the first new shopping centre to be built in Brussels in more than 35 years. The project redeveloped a brownfield site to create an entirely new district. Taking advantage of this dynamic urban renewal, Docks Bruxsel is a unique shopping district that guarantees an original urban experience by bringing together leisure, shops, food, culture, entertainment and activities. Its ambitious and eco-friendly architecture ensures a bright, calm and fun atmosphere. Docks Bruxsel also accommodates the Danone Belgium headquarters and creates a sense of a permanent, active living community for company personnel. The contemporary architecture and preservation of the industrial heritage of the site make up an integral part of the shopping centre with elements of former buildings on the site that have been integrated into the architecture. The shopping centre features a specially designed glass canopy with openable windows. That "inside outside" concept provides natural ventilation, allows for energy savings and protects visitors from bad weather, while at the same time allowing people to enjoy natural light while strolling through spaces. The 113 stores include a mix of premium and international concepts, family brands and small independent boutiques, as well as exclusive "firsts" such as the first Samsung Experience Store, the first Kiabi store in Belgium and other newcomers to Brussels that include Terre Bleue, Nuit de Folie and H&M Home.

MaviBahçe – Izmir, Turkey

www.mavibahce.com.tr



DEVELOPER: Opera Gayrimenkul
ARCHITECTS: DDG (Design Development Group), RHI (Roy Higgs International), EDC (Ertekin Development Consultants)

TOTAL RETAIL SPACE: 58.900 sq.m.
NUMBER OF STORES: 222

MAJOR TENANTS: H&M, Marks&Spencer, Mango, Furla-Vetrina, Beymen, Vakkorama, Vakko Butik, Mudo Concept, Koton, LC Waikiki, DeFacto, Midpoint, Big Chef's, The House Café, Hayal Kahvesi, 100%, Yengeç, Teknosa, Paşabahçe, Macrocenter, Cinemaximum Imax, Funtime

Izmir is a major progressive and wealthy Aegean port city with its own unique character. However, the city had lacked a modern urban space suitable to its stance among other Turkish cities. MaviBahçe's name is derived from the project's one-of-a-kind, 20,000 sq. m. central garden and the blue of the Aegean Sea. MaviBahçe's motto "Izmir in Me" is a vision come true with its goal of animating this proud city with a shopping and socialising destination. The project embodies the habits and values of the city's residents through its design, day-to-day operation, marketing and social responsibility projects. MaviBahçe has a diverse brand and tenant mix comprised of 222 shops on 58,900 sq. m., 49 restaurants & cafés, the only IMAX cinema in Izmir, 11 halls and various entertainment facilities. The architecture reflects the character of the city with aesthetic design touches that reference Izmir's icons. MaviBahçe has taken a leading role in supporting the arts with exhibitions, jazz concerts, theatre and opera performances. The property has produced award-winning marketing events, such as "Feast in the Sky", and has sponsored social responsibility projects including the "Wings for Life World Run", which raises awareness and funds for spinal cord research.

NEW DEVELOPMENTS (EXTRA LARGE)

Posnania – Poznań, Poland

www.posnania.eu



DEVELOPER: Apsys Polska

ARCHITECTS: RTKL London, AND Architects, BEG Ingénierie Polska

TOTAL RETAIL SPACE: 99,983 sq. m.

NUMBER OF STORES: 298

MAJOR TENANTS: Adidas, Aldo, Carrefour, C&A, Cinema Helios, Diesel, Douglas, Ecco, Esprit, Etam, Fabryka Formy – fitness club, Forever 21, Guess, H&M, Intersport, Kiehl's, New Yorker, Nike, o Bag, Pandora, Pinko, Promod, Puma, Reserved, Rolex, Samsung, Sephora, Sketchers, Starbucks, Stefanel, Steve Madden, Superdry, Superpharm, Tommy Hilfiger, Toys R Us, Trussardi, Zara, Zara Home

Posnania is a new shopping & lifestyle destination in Poznań that opened in October 2016. With 100,000 sq. m. of GLA and 300 units, Posnania is the biggest shopping mall in the Wielkopolska region. The concept of Posnania goes beyond the traditional shopping mall and reflects the Apsys philosophy of "Iconic Places". The location is demanding from both a business and marketing perspective. To be competitive and become a super-regional destination, Posnania is designed to combine experience, modernity and global style with a unique approach to audience needs. Some of the main differentiators at Posnania include digital immersion, including an integrated interactive digital experience, advertising and a smart management system at each step of the customer journey. The centre also offers 35 customer services, including Handsfree Shopping, Concierge and Collect & Try. Art is featured throughout with public space that is shared with collections from artists, authors and design icons. Posnania features 300 stores and an unprecedented merchandising mix with numerous premiers to the Polish market, and its Dining Village is home to 40 cafés and restaurants. Posnania is all about lifestyle and serving community needs. It is open to the city with extensive, carefully designed outdoor areas that builds a connection with its surroundings in a natural way.

NEW DEVELOPMENTS (SPECIALISED CENTRES)

McArthurGlen Designer Outlet Provence – Miramas, France

www.mcarthurglen.com/fr/mcarthurglen-provence/en/



DEVELOPER: McArthurGlen

ARCHITECTS: Marseille Architecture Partners & Hydea

TOTAL RETAIL SPACE: 25,000 sq.m.

NUMBER OF STORES: 123

MAJOR TENANTS: Polo Ralph Lauren, Nike, Tommy Hilfiger, Printemps, De Fursac, Karl Lagerfeld, Figaret, FreyWille, Hugo Boss, Michael Kors, Armani, Trussardi, Coach, Furla, Hackett, Calvin Klein, Escada, Bimba y Lola, Pinko, Puma, asics, Timberland, Diesel

McArthurGlen Designer Outlet Provence is a landmark new retail development in Miramas. Opening its doors in April 2017, it is the newest addition to the McArthurGlen portfolio and the company's most recent opening in France. The centre is the first designer outlet in the South of France, offering over 3 million residents and 30 million tourists a brand new and unique shopping destination that combines retail, culture, art and entertainment. It provides a collection of sought-after local, premium and luxury brands, such as Polo Ralph Lauren, Armani, Michael Kors, Tommy Hilfiger, Karl Lagerfeld, Furla and Coach, which offer year-round savings ranging from 30–70%. The outlet centre also features a mix of restaurants and cafés, beautifully-landscaped public spaces, a children's playground and on-site entertainment that completes the shopping experience. The centre has been developed as a natural extension of its unique environment. Its design incorporates the site's original Provencal farmhouse and takes inspiration from the architecture of the neighbouring Luberon and Alpilles areas. Visitors are welcomed by a majestic vertical garden designed by Patrick Blanc, and a significant amount of landscaping and green, open space complements the traditional village feel that's been created.



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