Centers of Interest

Inside:
Innovative outlet designs
International outlet update
Chinese luxury outlet mall planned
New store additions

Neinver’s Castel Guelfo The Style Outlets, Italy
EUROPE’S BEST Performing 
DESIGNER OUTLETS ARE EXPANDING

NOVENTA DI PIAVE | PARNDORF | ROERMOND | SERRAVALLE
2016 Centers of Interest

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The designer-outlet pioneer is doubling its presence in Europe’s second largest fashion market.

**McArThurGlEN’S Provence Designer Outlet** is the first of its kind for the south of France, and it’s 70 percent leased and ahead of schedule for the spring 2017 opening.

Located in the city of Miramas, the region’s first designer outlet will feature 25,000 square meters of shopping, including 120 stores, a luxury piazza, seven cafes and restaurants, and a new landscaped public park of 1.6 hectares.

The surrounding Provence-Alpes-Côtes d’Azur region attracts France’s highest number of tourist visitors behind Paris. It’s the 23rd centre to be operated by the rapidly growing McArthurGlen Group, which said construction is progressing nicely on the 120 million euro centre.

McArthurGlen, which developed and manages the Troyes and Roubaix designer centres, is increasing its investment in France and doubling the number of sites it manages in the country.

“Our mission is to bring the unique McArthurGlen offer: a high quality brand mix, luxury shopping destinations, exciting entertainment – and, of course, great discounts to more shoppers in France,” said Christophe Deshayes, McArthurGlen’s managing director – France, Belgium and the United Kingdom. “We expect to welcome over two million visitors to McArthurGlen Provence in our first year, making a very positive contribution to the Bouches-du-Rhône region with the creation of 600 new jobs and additional tourism income.”

Earlier this year, McArthurGlen took minority stakes in the Troyes and Roubaix centres as part of a 200 million euro acquisition led by the Real Estate Group of Ares Management. The company is also planning its fourth centre in France – McArthurGlen Normandie, an hour’s drive west of Paris, which is expected to open by 2019. These two new developments are wholly owned by McArthurGlen and its joint venture partner Simon Property Group.

“We are doubling our presence in France which is a key territory in our expansion strategy,” said Julia Calabrese, CEO of McArthurGlen. “It is already the second largest fashion retail market in Europe after Germany, and yet the luxury designer outlet experience is relatively undeveloped there. This presents exciting new growth potential for our brand partners and we’ve been delighted by their response to our upcoming opening in Provence. The centre’s leasing commitment is at the highest level that I have seen for at least a decade this far ahead of an opening and, in terms of space, this will be one of the biggest Phase 1 launches in McArthurGlen’s history.”

The company currently manages 22 McArthurGlen Designer Outlets across nine countries: Austria, Belgium, Canada, France, Germany, Greece, Italy, the Netherlands and the U.K. The company has seven designer outlets in development. The centres are home to the most sought-after luxury and premium brands, and offer fashion-savvy customers year-round savings in vibrant, high-quality shopping environments.

**Above: McArthurGlen’s Provence Designer Outlet, in Miramas, is the south of France’s first designer outlet. Top: McArthurGlen’s biggest ever Summer Music Festival of 16 live concerts drew huge crowds to centres such as Serravalle near Milan.**
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NEINVER Grows With Style

The Style Outlets help lead a fashionable expansion in Europe.

NEINVER CONTINUES to take major steps in its strategy of strengthening its presence in Europe, and reinforcing its position as a specialised retail and outlet manager. The vertically integrated real estate company already operates 17 successful outlet centres throughout Europe with a total GLA of 349,000 m².

Viladecans The Style Outlets, NEINVER’s first property in Catalonia, Spain, is set to open in the fall in the Barcelona region.

The centre will contain more than 130 top retailers, and the planned assortment of stores – local, national and international – will offer a mix of premium and mass market fashion, sport, footwear, accessories and decor. In addition, several restaurants, terraces, rest areas and children’s spaces will complete the shopping experience in this open air centre.

Amsterdam The Style Outlets, NEINVER’s first outlet centre in the Netherlands, is planned to open in 2018. It will be located in the post-industrial zone “Sugar City,” next to a freeway, Amsterdam-Haarlem railway route, and Amsterdam Airport Schiphol, which handles 52 million passengers each year. Additionally, the city centre’s catchment area covers the four largest and wealthiest Dutch cities (Randstad metropolitan zone): Amsterdam, Rotterdam, The Hague and Utrecht.

This centre, inspired by old factory buildings such as sugar plants, will have a retail area of 18,000 m² and approximately 150 stores. It will offer a leisure and foodcourt area of over 1,000 m² with terraces, corridors, greenery, and a kids/family zone. Amsterdam The Style Outlets will provide 1,950 parking spaces for visitors: 1,450 spots in the outlet complex and an additional 500 on the Sugar City plot.

NEINVER has started operating the Fashion Outlet Halle Leipzig in Germany after entering into a long-term partnership with ITG Immobilien Treuhand GmbH, investor and owner of the Fashion Outlet Halle Leipzig in Germany. The agreement sees NEINVER become the new outlet centre’s sole tenant and operator, responsible for its management, leasing and marketing.

The centre, built in the style of a 19th Century covered market, will be a tourist destination that attracts visitors from all over Germany and abroad.
Experience, Profitability and Future

A quality shopping experience based on location, architectural design, brand mix and services. The Style Outlets and FACTORY outlet centres offer choices that are functional and efficient while remaining attractive to shop operators and visitors.

Marketing and leasing strategies that ensure successful results, increasing sales and foot traffic with a total of 44 million customers visiting our outlet centres in 2015.

And all this upholding the principles of economic and environmental sustainability.
Fashion House Outlet Centre Moscow Set to Debut Second Phase

The popular shopping destination adds 30 stores, plus an online component.

**AFTER JUST THREE** years, the Fashion House Outlet Centre Moscow is expanding this fall. The additional 4,500 m² of GLA will accommodate 30 new stores, including several well-known domestic brands including BeFree, Love Republic and Mr. Sumkin.

Along with the debut of its second phase, Fashion House Group is expanding the food-service space from approximately 400 square meters to almost 2,000 m². Customers will see improvements in three foodservice categories: casual dining, finer dining and refuel & relax. Additionally, the location of the restaurants and cafés will be adjusted to provide more leisure space.

Fashion House Outlet Centre Moscow is the first fully enclosed outlet centre in Russia. It offers famous international and domestic brands at permanent 30-70 percent discounts every day. With gross leasable area of 15,692 m², it is home to over 100 brands, including adidas, Benetton, Baldinini, Calvin Klein, Carlo Pazolini, Cacharel, Furla, Gerard Darel, Giovane Gentile, Henderson, Home & Cook, Incanto, Kanzler, Lacoste, Le Creuset, Lee, Levi's, Mascotte, Max Mara, No One, Nike, Pinko, Ochnik, Ralf Ringer, Respect, Reebok, Samsonite, Salomon/Wilson, Solo Style, U.S. Polo, Tommy Hilfiger, Tru Trussardi, Wrangler and Vans.

Fashion House Outlet Centre Moscow is strategically located by the M10 highway between St. Petersburg and Moscow, near the Sheremetyevo International Airport. It takes just 25 minutes to get to Fashion House from the center of Moscow, and it's easily accessible via shuttle buses and public transportation.

A 90-minute catchment contains almost 13.5 million potential customers with high fashion consciousness and above-average income.

Fashion House Online Shopping, the first of its kind, with 100 percent genuine, branded products, launched in April. It utilizes a flash sales model, as the assortment is handpicked and available for a limited time. The new e-commerce platform tripled the number of subscribed customers in just two months. It is available to over 40 million customers in Central and Western Russia.
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Outlet center sales in Brazil are expected to reach $1 billion this year.

**THE BRAZILIAN** outlet market is a great opportunity for retailers, investors and industry professionals, as exemplified by its significant growth rate in the sector.

Since opening its first outlet center, located between São Paulo and Campinas city in 2009, the outlet center market has jumped from 180,000-sf to 1,513,080-sf in 2015. The Brazilian outlet market’s phenomenal growth is expected to continue – doubling its GLA by 2018.

Meanwhile, total outlet center sales have jumped from US $688M in 2014 to US $1B forecasted by the end of 2016.

From the first Brazilian outlet center with 80 stores, Brazil’s outlet centers now total more than 900 retail shops. Prestigious international brands include Nike, Lacoste, Calvin Klein, Adidas, Puma, Forever 21, Levi’s, Under Armour, Guess, Diesel, Tommy Hilfiger, Giorgio Armani, Zegna, Michael Kors, Hugo Boss. The outlet centers also include prestigious national and regional Brazilian fashion labels.

**Outlet centers in Brazil (2009-2017)**

Despite the significant growth of outlet centers in recent years, the economic and political crisis that hit Brazil in 2015 created a complex scenario that requires care from all members of the industry, according to André Costa, founder/director, **ABOUT-Agência Brasileira de Outlets**.

“Such conditions are likely to ease off in the short term due to macro-economic policies designed to curb inflation, paving the road for lower interest rates and consequential increase in consumption,” Costa said. “The political/economic scenario has once again started showing signs of stability, projecting positive expectation for both local investors and retailers in the coming years. Right now, Brazil is cheap for those who want to invest and get a significant commercial foreign exchange gain in two or three years. “The child is growing fast.”

Outlet Fashion Fortaleza, located in Ceará state, opened in Nov. 2014.
ABOUT – Brazilian Outlet Agency was formed to develop, lease and manage Outlet Centers in Brazil following the basis of the business: strategic location in mature or emerging markets, balanced mix of international, national and regional stores in projects designed with low operational and occupancy costs. Everything is planned for entrepreneurs and retailers to establish a lasting relationship of mutual gains.

The company is responsible for the development of more than 1,820,000 sf of GLA of the delivered centers: SÁO PAULO OUTLET PREMIUM (2009), ONLY OUTLET BRANDS (2010), PLATINUM OUTLET (2013), PREMIUM CASTELLO OUTLETS (2012), OFF - OUTLET FASHION FORTALEZA (2014), AMERICA OUTLET (2015) and more 8 projects under development.
**Magnitude: Where Experience Meets Best of Breed**

Prominent Los Angeles Developer

Arman Gabay targets tourists – and more – with new venture.

**Arman Gabay**, co-managing partner of the Charles Company and one of Los Angeles’s most prominent real estate developers, has launched Magnitude Development, a new initiative offering outlet shopping, mixed-use retail, office and residential spaces throughout southern California.

In his latest venture, Gabay seeks to capitalize on his ability to find and develop properties in high population markets with strong tourism draws.

“Magnitude Development leverages more than 30 years of expertise in project development as well as our unparalleled depth of knowledge of the southern California real estate market,” Gabay said. “Our offerings in mixed-use developments and outlets represent some of the most compelling spaces for living, working and shopping in Southern California.”

One key to the firm’s success, Gabay said, is its application of a best-of-breed approach in terms of team assembly. This means Magnitude Development leverages a host of long-term partnerships to bring together exactly the right people to meet the needs of each specific project – from design through construction, marketing and leasing.

“By bringing together the exactly correct team, Magnitude gets things done right, quickly and in the most cost-effective way – whether the project is an exciting new outlet property or a mixed use development on one of the world’s most noteworthy corners,” Gabay said.

**Magnitude Development’s current properties include:**

**GRAN PLAZA OUTLET & GRAN PLAZA POWER CENTER**

Located in Calexico, Calif., at one of the fastest-growing border crossings between the United States and Mexico, this double threat features both a power center and some of the best outlet shopping on the border. When completed, the center will be home to more than one million square feet of cross-border shopping with key tenants including Coach, Nike, Michael Kors, H&M and Levi’s.

**MAGNITUDE LAX**

This Hawthorne, Calif., development features over 500,000 square feet of outlet retail. The overall development will include outlets, along with office, restaurant, entertainment and residential space. Located only minutes from LAX, the development will feature green rooftops and an outdoor track.

Magnitude LAX will be more than two million square feet. Additional features include a food hall with grocer, fitness facility and a movie theater. Eleven million consumers are in the development’s trade area.

**MELROSE TRIANGLE**

A Magnitude Signature Property represents one of the most exciting developments in Greater Los Angeles. Situated on Melrose Avenue where the style of West Hollywood meets the glamour of Beverly Hills, this world-class mixed-use development features more than 300,000 square feet of office, retail and living space. A truly exceptional and unique site, this corner is perfect for a retail flagship location that will truly serve as a global brand ambassador.
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Great Outlet Design Creates an Experience for Consumers

Innovative architecture builds traffic and sales.

**By AMY LAUGHINGHOUSE**
Contributing Writer

**WHEN INTERNATIONAL** shoppers visit outlet centers - particularly those near tourist destinations - they aren't only looking for a bargain. Many crave an experience that will also provide a sense of occasion and enhance their holiday.

Savvy developers have recognized this trend, establishing centers that are an attraction unto themselves. Some have adopted the architectural vernacular of their surroundings, while others have incorporated visually arresting structural elements with an iconic, contemporary edge. When done sensitively, both approaches can achieve the same goal: enabling visitors to enjoy interesting culture and design in an environment that also offers fabulous deals on famous brands.

Here are six outlet centers that have embraced outstanding style with striking results.

**McArthurGlen Designer Outlet Ashford: England**

Perhaps one of the most innovative design concepts is that of Ashford Designer Outlet in Kent, southwest of London, where a ring of boutiques is topped by minimalist, tepee-like structures. These sail upward and outward over a walkway, sheltering shoppers. Visitors seeking British designers will discover the likes of Ted Baker, Osprey London, Links of London, Barbour and Fred Perry among an array of international brands.

Ashford’s next phase, opening in Fall 2018, will add 35 new shops and restaurants, where multi-story facades will incorporate gleaming expanses of glass interspersed with living walls draped in greenery. These will surround an open courtyard featuring leafy avenues, *al fresco* café seating and park benches where shoppers can relax and soak in their surroundings, encouraging them to extend their stay.

**Location** Ashford International Railway Station, one mile north of the outlet, is 37 minutes via high-speed rail from London’s St. Pancras International Station and also welcomes Eurostar trains connecting to European cities like Paris and Brussels. Nearby attractions include Canterbury Cathedral, Leeds Castle, Dover Castle and the Turner Contemporary Gallery.
Castel Guelfo The Style Outlets: Italy

Neinver’s Castel Guelfo The Style Outlets near Bologna showcases the sunny hued facades and breezy colonnades that are so symbolic of Italian style, as well as a wealth of Italian brands like Alberto Guardiani, Borbonese, Trussardi Jeans, Pollini, Piquadr, and Richard Ginori 1735. Another key feature – a tall brick tower overlooking the center – is decidedly reminiscent of those found in Bologna. The outlet also features an unexpected whimsical touch – a modern glass oval structure that provides a 21st century focal point in the main square.

**Location**
20 miles from Bologna Guglielmo Marconi Airport and Bologna, with its centuries-old churches and impressive collection of towers. The outlet is also approximately 40 miles from Ferrara, a UNESCO World Heritage-listed city celebrated for its 14th and 15th century palaces; 35 miles from Ravenna, renowned for its Byzantine mosaics; and 70 miles from the beaches and nightlife of the Riviera Romagnola. Castel Guelfo offers a free shuttle service from the Castel San Pietro train station, about three miles from the outlet.

McArthurGlen Designer Outlet Neumunster: Germany

With its steeply pitched red-tiled rooftops and timber-frame details accenting many of its shopfronts, Designer Outlet Neumunster looks right at home in Germany’s northern Schleswig-Holstein region, an area known for its beaches, sailing and cycling. Elegant cupolas and a pair of tall, white obelisks create a sense of grandeur at the outlet, while a fountain that springs up from a paved square proves a popular gathering spot, especially for families. Among the more than 100 brands on offer, visitors will find many popular German designers, including Hugo Boss, Hallhuber, Tom Tailor, Rene Lezar, and Karl Lagerfeld.

**Location**
The outlet - 35 miles from Hamburg Airport - offers shuttle service to and from Hamburg, the third most popular tourist destination in Germany. It’s also 40 miles from the airport in Lubeck, a UNESCO World Heritage listed city. Kiel, which hosts the largest sailing event in the world every June, is 25 miles to the north.
McArthurGlen Designer Outlet Parndorf: Austria

Thirty miles from the cultural highlights of Vienna, the Designer Outlet Parndorf has adopted the architecture of a traditional Austrian Burgenland town, with pastel-hued shops topped by green domes, tree-lined avenues and welcoming squares. In addition to the Austrian brand Wolford, Parndorf offers German labels like Karl Lagerfeld, Bogner, Escada, Joop, Mustang and Philipp Plein.

The outlet also features other big names like Gucci and Prada — luxury designers, which visitors from neighboring Slovakia and Hungary cannot find in their home countries. Notably, many brands, including UGG, L’Oreal, Tod’s, Coach, Brooks Brothers and Hackett London, have chosen Parndorf as their first single-brand retail location in Austria.

Location 20 miles from Vienna International Airport and just north of the lakeside oasis of the Neusiedl See. The outlet offers daily shuttle bus service to and from Vienna.

Fashion House Outlet Centre Gdansk: Poland

Situated 12 miles from Poland’s Gulf of Danzig, Fashion House Outlet Centre Gdansk echoes its maritime location by modeling itself upon a charming old fishing village with clapboard shopfronts in cheerful shades of pink, green, yellow, orange and blue. The stores are connected by “streets” that are protected from the elements by a peaked roof supported by triangular trusses, and clerestory windows allow light to stream in from on high. Outside, an 82-foot-tall red and white lighthouse towers over it all, providing a beacon for bargain hunters looking for steep discounts on well-known labels.

Outdoor and sports apparel are popular with this outlet’s shoppers, approximately 30 percent of whom are visiting tourists. They’re well catered to with brands like Nike, New Balance, Asics and Salomon.

Gdansk also carries premium brands such as Guess, Calvin Klein, Pepe Jeans and Lacoste Outlet.

But what makes its mix particularly attractive for travelers from abroad who want to “buy local” is the range of Polish brands, including Wolczanka, Prochnik, Wittchen, Ochnik, Gino Rossi, 4F, Simple, Patrizia Aryton and Insomnia.

Location Less than seven miles from Gdansk Lech Walesa Airport and about five miles from Gdansk. This area of Polish coastline, known for its beaches, is an especially popular destination in the summer. Sopot, 13 miles north, also boasts the longest quay in Poland.
McArthurGlen Designer Outlet Noventa di Piave: Italy

Nestled in Italy’s Veneto region, Noventa di Piave Designer Outlet was inspired by the palazzos of nearby Venice and Treviso. Facades are painted in a Mediterranean palette, accented by colorful mosaics and frescoes; lushly landscaped walkways lead to a lagoon-blue reflecting pool with fountains. There’s even a dry-docked Venetian gondola where children can play.

Last year, the outlet was named the ICSC Best Established Shopping Centre in Europe, with jury members singling out its “distinctive design and customer appeal.”

A new phase, scheduled for completion in Spring 2017, will introduce a third luxury piazza with its own fountain.

Research has shown that shoppers like to buy brands associated with the country they’re visiting, and here, they’re spoiled for choice. Noventa di Piave offers dozens of Italian labels, such as Armani, Gucci, Diesel, United Colors of Benetton, La Perla, Furla, Marni, Peppe, Pinko, Salvatore Ferragamo and more.

Location 20 miles from Marco Polo International Airport in Venice.

Noventa di Piave Designer Outlet was inspired by the palazzos of nearby Venice and Treviso. Colors of Benetton, La Perla, Furla, Marni, Peppe, Pinko, Salvatore Ferragamo and more.
Second Phase of Fashion House Outlet Centre Moscow More Than 30 Percent Leased

THE SECOND-PHASE expansion of Fashion House Outlet Centre Moscow, which is due to open on Nov. 4, is seeing strong interest from local brands. Melon Fashion Group, one of the largest retailers in Russia, will open the first outlet stores for its brands befree and Love Republic. They will take over 700 m² of the second phase GLA. Baon, Superstep, Mr. Sumkin and Kanz Shoes also will open their boutiques within the second phase of Fashion Outlet Centre Moscow. The leases total more than 1,400 m², which is over 30 percent of GLA of the second phase.

The 419,000-sf center recently celebrated its third anniversary and continues to draw customers and new retailers. In the last six months, 12 new brands have announced that they will open stores within the center.

Viladecans The Style Outlets to Open in the Fall

THE CONSTRUCTION of the first phase of Neinver’s first property in Catalonia, in partnership with TH Real Estate, is being finalized, and is scheduled to open in the fall. The center is being developed in two phases, with an estimated creation of 1,300 jobs. The 19,800-m² center is just 15 minutes from Barcelona, and will become the first outlet center in the metropolitan area.

Because of the center’s 10 minute proximity to the airport and the cruise port terminal, it’s expected to be a hub of tourist attraction, commercial revitalization and job creation in Catalonia. It has a catchment area of seven million people; forecasters predict the center will receive 2.7 million visitors in the first year, of which approximately 20 percent will be tourists. The center will contain about 100 local, national and international brands, as well as restaurants, green spaces, terraces, rest areas and children’s space.

Neinver also announced it has hired Joan Manuel Mas as center manager of Viladecans The Style Outlets. Mas will be responsible for managing, coordinating and supervising the activity of the center. He has more than 12 years of experience in the retail sector and has managed several shopping centers throughout Spain.

Realm Appoints Chris Davis Center Manager of Clarks Village

CLARKS VILLAGE, the United Kingdom’s first-ever outlet center, hired Chris Davis as center manager. Davis has had a varied career, working with numerous brands including Reebok, AllSaints, Ted Baker, Fat Face and Levi’s. He will lead the retail, marketing and operations teams to drive performance at the award-winning, 90-store outlet destination in Street, Somerset.

“Chris is a key appointment for us at one of the U.K.’s most unique retail destinations,” said Angus Fyfe, Realm’s commercial operations director. “I have every confidence he can ensure shoppers continue to enjoy world class levels of service in an environment we are committed to constantly improving.”

A key target will be driving the considerable increases in footfall and turnover the 200,000-sf center has seen in recent years, sparked by the opening of Superdry, the Restaurant Terrace and continued enhancements to the tenant list, which includes Asics, Le Creuset and Sunglass Hut, that have cemented the center’s regionally dominant lifestyle positioning.

Gretna Gateway Outlet Village Adds 300 Parking Places

A NEW PARKING area project will add 300 spaces to the Gretna Gateway Outlet Village, in the United Kingdom. When finished, the 126,000-sf center will have a parking capacity of 1,100 spaces, according to News & Star. Work has
TH Real Estate, Gaw Capital Team for Luxury Mall in China

**TH REAL ESTATE** has partnered with Gaw Capital to start a luxury designer China outlet mall fund.

Gaw Capital will act as co-capital sponsor for the fund, which will be seeded with two existing assets, which include the 215,000-sf Florentia Village in Jingjin and the 90,000-sf Florentia Village in Shanghai, both developed by RDM Group, according to Money Management.

The investment would offer investors the opportunity to gain long-term exposure to leading designer malls in China, TH Real Estate said.

The managers planned to grow the portfolio to $2 billion over the next five years.

TH Real Estate will act as the fund manager, and leverage its expertise—as it already had a series of outlet funds across the globe (that totaled $4 billion), the firm said.

RDM Group will be the asset manager, as it has strong relationships with international luxury brands, expertise in outlet mall management and local market knowledge.

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**OTHER LEASING NEWS**

- Several of Neinver’s centers have welcomed new tenants. Haribo, Patrizia Pepe, Il Lanificio and SignorVino opened in Vicolungo The Style Outlets in Italy and IKKS, El Ganso, Home & Cook, 1.2.3. in France’s Roppenheim The Style Outlets. At Factory Wroclaw in Poland, retailer Marc O’Polo opened its first store.

- According to SoGlos.com, British retailer Phase Eight has opened at the 220,000-sf Gloucester Quays Outlet Centre in England. Celebrated for its focus on fashion-forward, yet practical, designs, Phase Eight was first founded in 1979 by Patsy Seddon, a young mother looking to fill a gap in the market for affordable on-trend styles. The retailer joins the center’s wide range of tenants including Calvin Klein, Gap and Levi Strauss & Co., as well as restaurants and cafés.

- Next, a British multinational clothing, footwear and home products retailer has signed up to take a 10,620-sf unit at England’s Springfields Outlet Shopping & Festival Gardens, in Spalding. The lease will bring the 170,000-sf center to full occupancy, according to Insider Media. The center, which is owned by UBS Triton Property Fund, attracts an average footfall of 2.6 million shoppers per year. The business has taken the unit on a 10-year lease, joining other tenants including Marks & Spencer, Skechers, Gap Outlet, Costa and Radley.

- Fashion chain Diesel is to open a new 1,500-sf store at McArthurGlen Ashford Designer Outlet in England, according to Kent Media. The new store—located in the former Trespass location—will showcase the brand’s casual wear and denim ranges, offering shoppers Diesel products at reduced prices. The store is expected to create 15 jobs and add to the center’s wide range of womenswear and menswear shops.

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![Florentia Village in Jingjin](image1)

![Florentia Village in Shanghai](image2)

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**OTHER LEASING NEWS**

- Several of Neinver’s centers have welcomed new tenants. Haribo, Patrizia Pepe, Il Lanificio and SignorVino opened in Vicolungo The Style Outlets in Italy and IKKS, El Ganso, Home & Cook, 1.2.3. in France’s Roppenheim The Style Outlets. At Factory Wroclaw in Poland, retailer Marc O’Polo opened its first store.

- According to SoGlos.com, British retailer Phase Eight has opened at the 220,000-sf Gloucester Quays Outlet Centre in England. Celebrated for its focus on fashion-forward, yet practical, designs, Phase Eight was first founded in 1979 by Patsy Seddon, a young mother looking to fill a gap in the market for affordable on-trend styles. The retailer joins the center’s wide range of tenants including Calvin Klein, Gap and Levi Strauss & Co., as well as restaurants and cafés.

- Next, a British multinational clothing, footwear and home products retailer has signed up to take a 10,620-sf unit at England’s Springfields Outlet Shopping & Festival Gardens, in Spalding. The lease will bring the 170,000-sf center to full occupancy, according to Insider Media. The center, which is owned by UBS Triton Property Fund, attracts an average footfall of 2.6 million shoppers per year. The business has taken the unit on a 10-year lease, joining other tenants including Marks & Spencer, Skechers, Gap Outlet, Costa and Radley.

- Fashion chain Diesel is to open a new 1,500-sf store at McArthurGlen Ashford Designer Outlet in England, according to Kent Media. The new store—located in the former Trespass location—will showcase the brand’s casual wear and denim ranges, offering shoppers Diesel products at reduced prices. The store is expected to create 15 jobs and add to the center’s wide range of womenswear and menswear shops.

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TH Real Estate, Gaw Capital Team for Luxury Mall in China

TH Real Estate has partnered with Gaw Capital to start a luxury designer China outlet mall fund.

Gaw Capital will act as co-capital sponsor for the fund, which will be seeded with two existing assets, which include the 215,000-sf Florentia Village in Jingjin and the 90,000-sf Florentia Village in Shanghai, both developed by RDM Group, according to Money Management.

The investment would offer investors the opportunity to gain long-term exposure to leading designer malls in China, TH Real Estate said.

The managers planned to grow the portfolio to $2 billion over the next five years.

TH Real Estate will act as the fund manager, and leverage its expertise—as it already had a series of outlet funds across the globe (that totaled $4 billion), the firm said.

RDM Group will be the asset manager, as it has strong relationships with international luxury brands, expertise in outlet mall management and local market knowledge.

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