



Dutch Property Tour

April 15, 2014

Dutch property tour

Eggert
Purmerend



Eggert shopping centre

Facts & figures



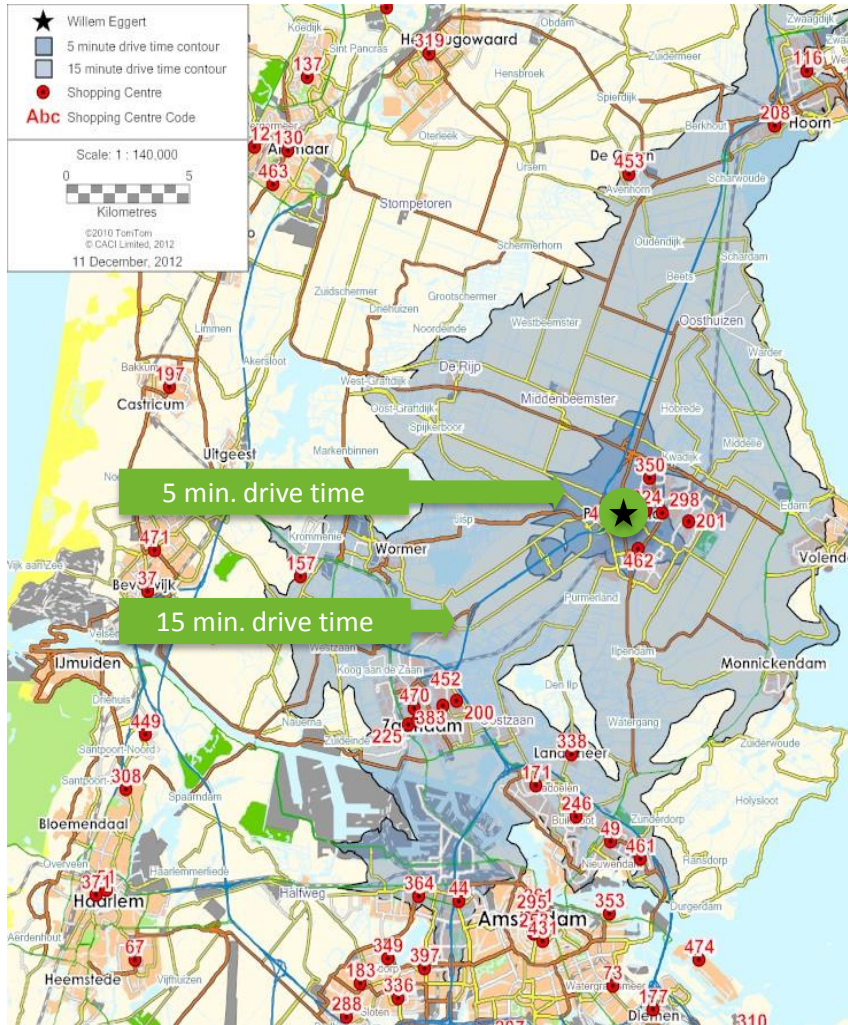
Location	Purmerend city centre
Opening	1979
Catchment area (#)	84,213
Visitors (#/yr)	4,000,000
Shops	75
Catering	5
Parking spaces	375
NLA (sqm)	19,381
Gross rent (€)	4,800,000
Management team	In-house
Social media	Fully integrated

Purmerend

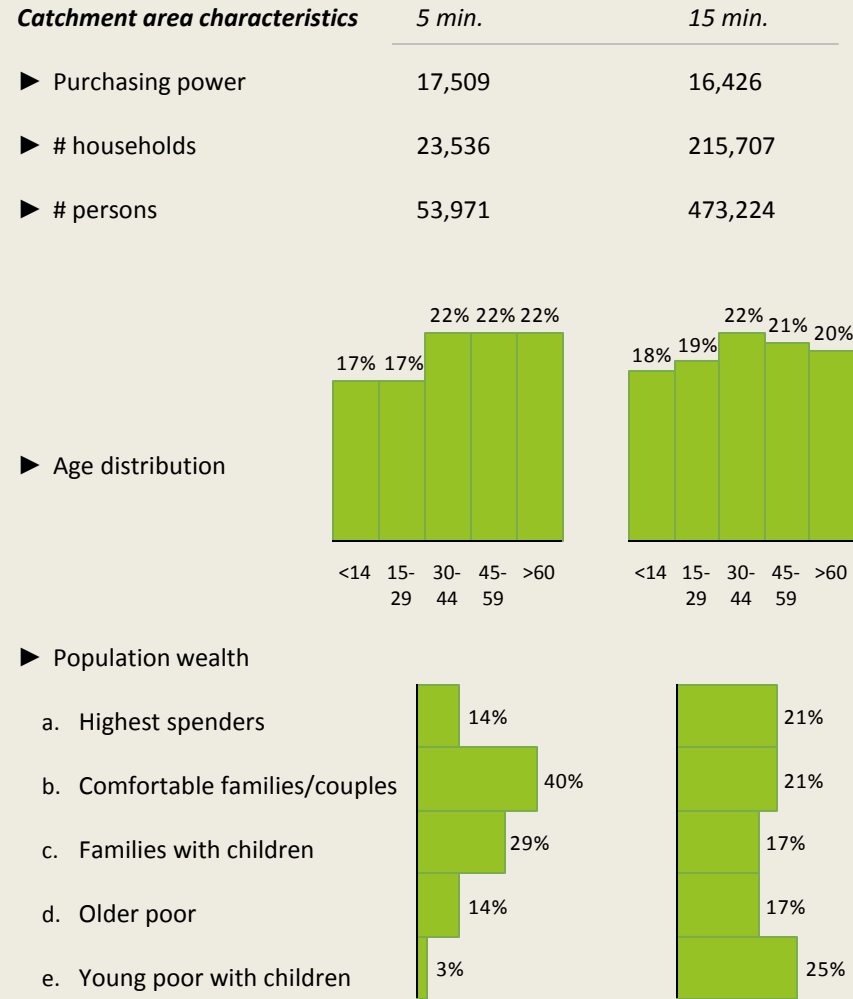
Purmerend is a municipality located 20km north of Amsterdam. The city is surrounded by polders, such as the Purmer, Beemster and the Wormer. Purmerend was created out of a small fishing village and was founded in 1410 by a wealthy banker from Amsterdam, Willem Eggert, after whom the centre is named. After 1960 the population of Purmerend started to grow from around 10,000 to around 80,000 by the 2010s. From the 1960s onwards Purmerend has seen major expansions and will continue to do so. These expansions have turned Purmerend into a commuter town; many inhabitants of Purmerend work, go to school or spend their leisure time in Amsterdam.



Eggert

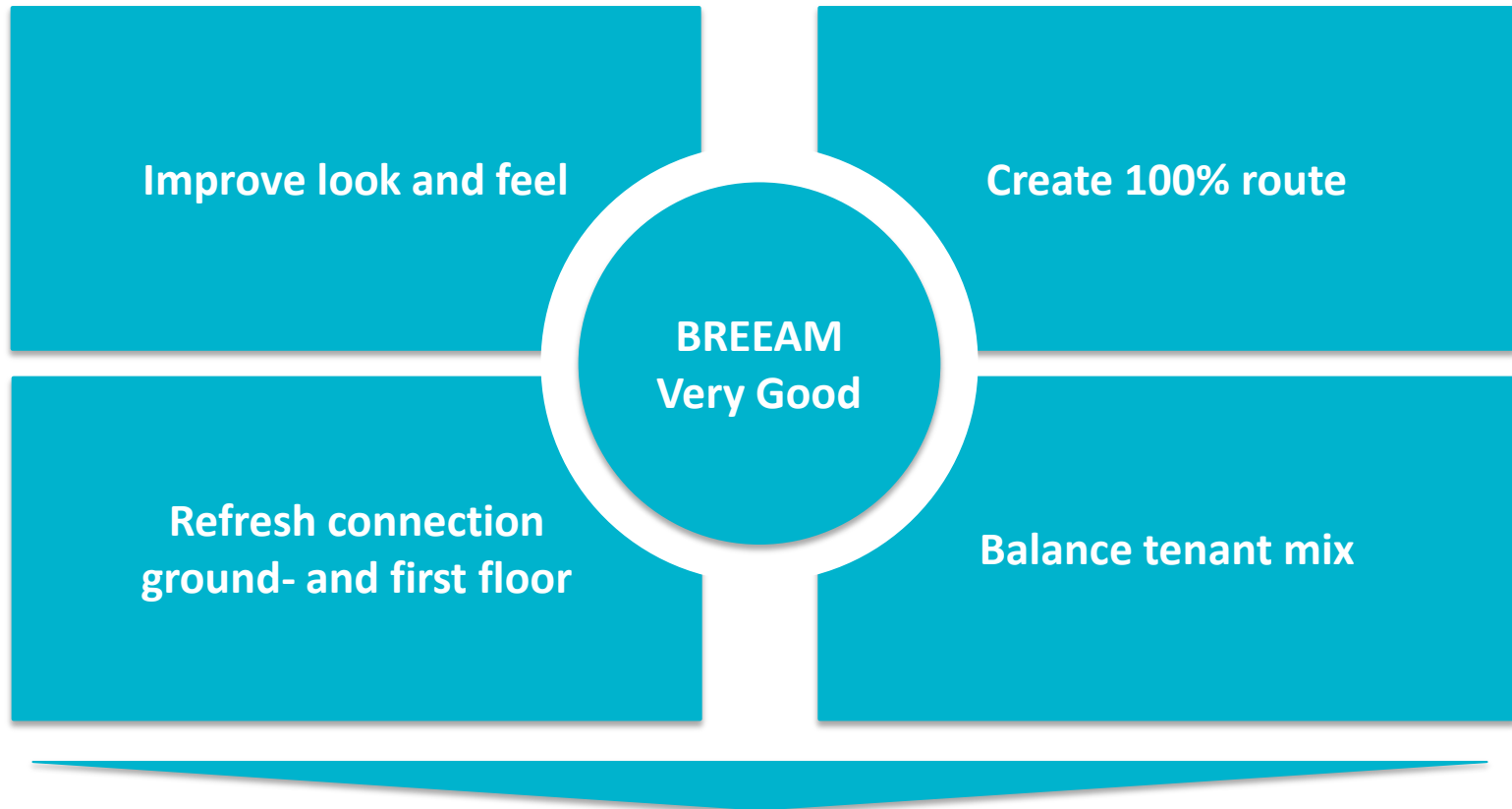


Catchment area characteristics



Source: Cushman & Wakefield

Redevelopment plan – key elements



Total investment €16m | Start construction Q4 2013 | Completion Q1 2016 |

Improve look and feel

CURRENT

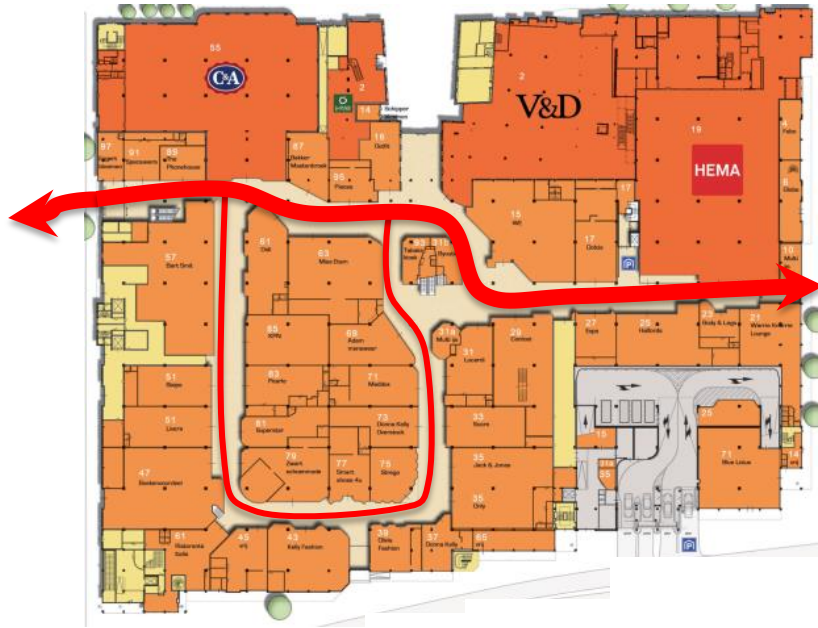


NEW



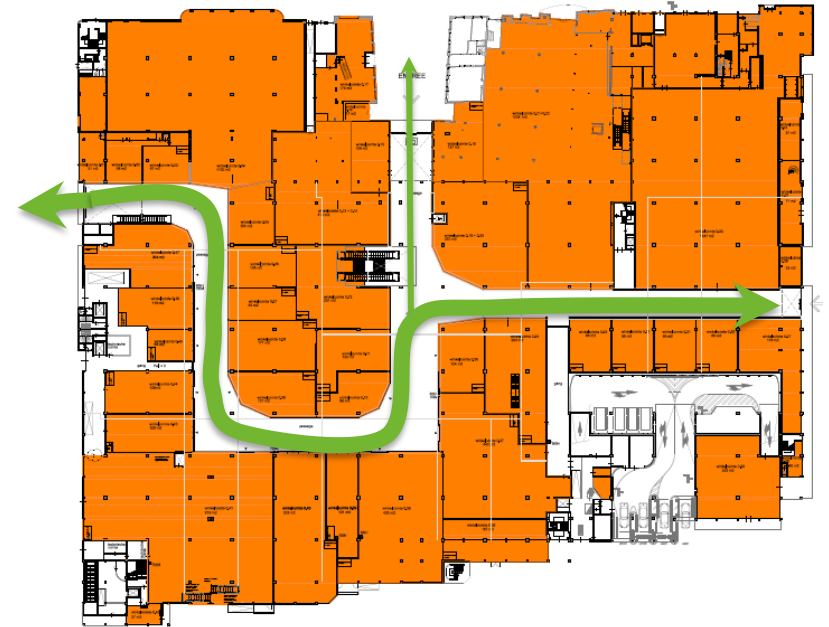
Create 100% route

CURRENT



Ground floor

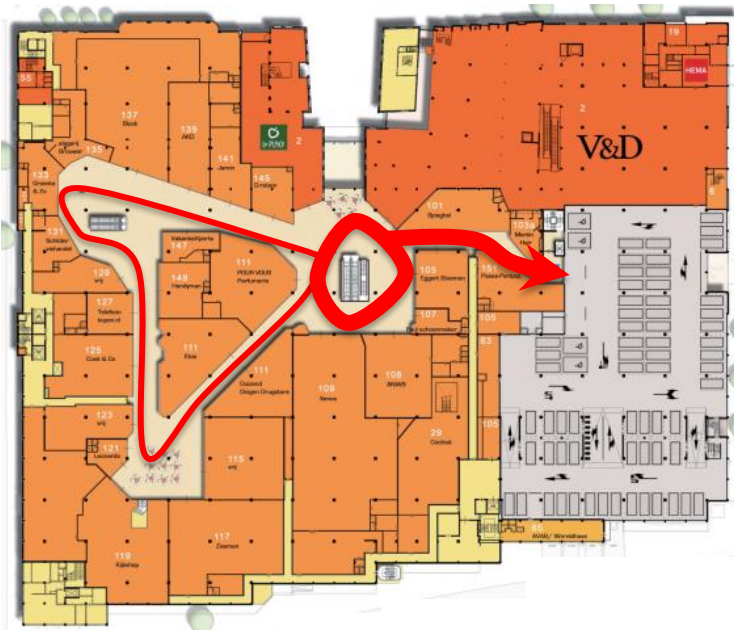
NEW



Ground floor

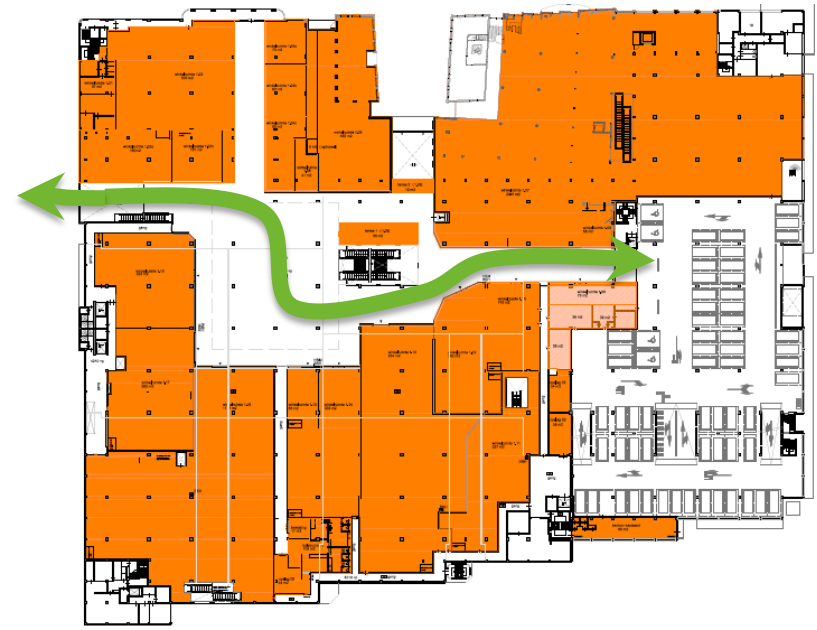
Create 100% route

CURRENT



First floor

NEW



First floor

Refresh connection ground- and first floor

CURRENT

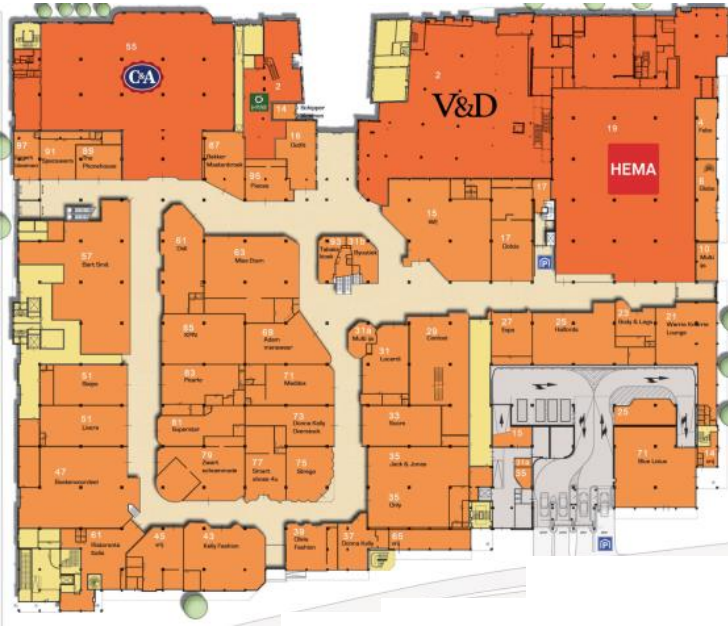


NEW



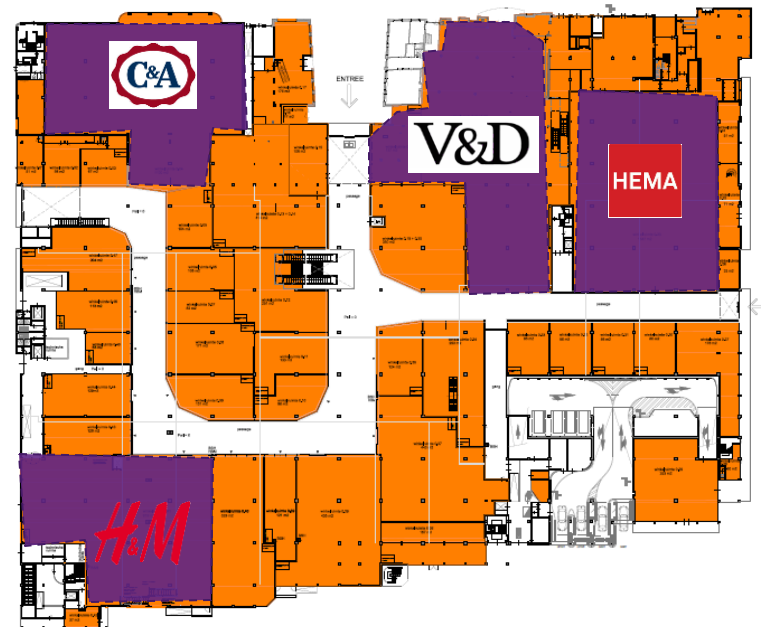
Balance anchor tenant mix

CURRENT



Ground floor

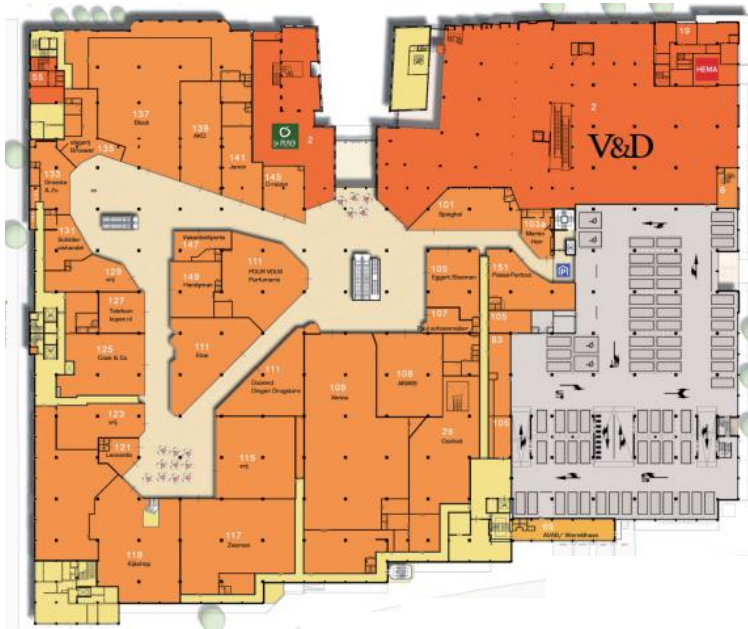
NEW



Ground floor

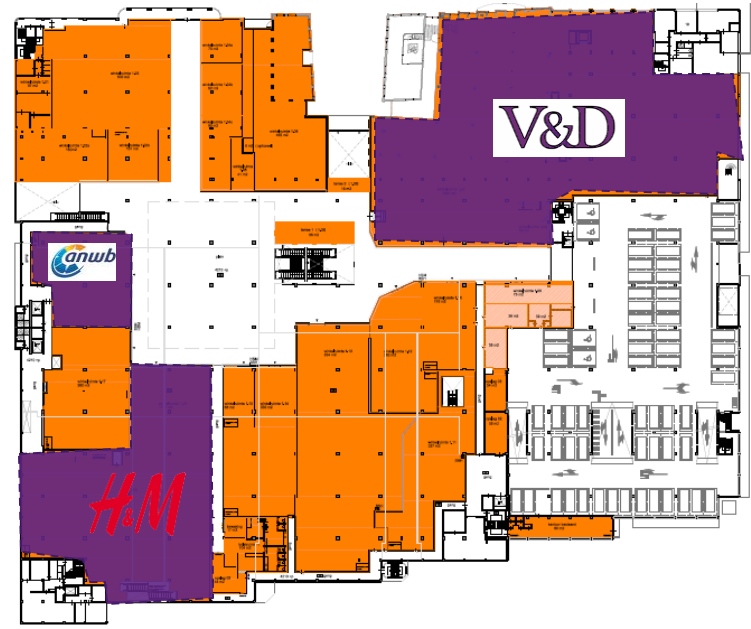
Balance anchor tenant mix

CURRENT



First floor

NEW



First floor

Dutch property tour

De Koperwiek Capelle a/d IJssel



De Koperwiek shopping centre

Facts & figures



Location	Capelle a/d IJssel City centre - dominant
Catchment area (#)	66,000+
Visitors (#/yr)	4,000,000
Shops	100
Residences	86
Parking spaces	900
NLA (sqm)	25,000
Gross rent (€)	5,800,000
Anchors (a.o.)	

 **JUMBO**
Douglas *H&M*

De Koperwiek shopping centre

Acquisition



All-in price (€m)	60.1
Developments (€m)	20.0
Net initial yield	6.1%
Track record	High occupancy Increasing cash flow

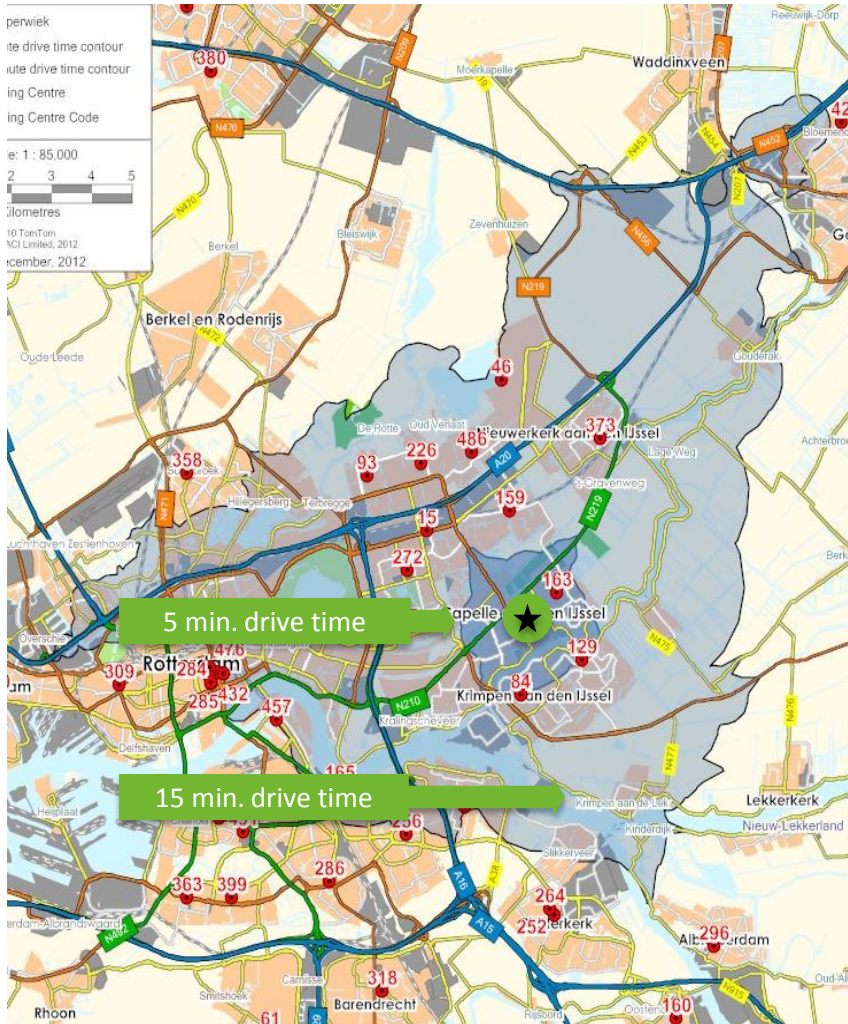
Acquisition of part of shopping centre not previously owned, increasing ownership to 100%

Capelle aan den IJssel

Capelle aan den IJssel is a town 5 km east of Rotterdam. The municipality had a population of 66,177 in 2014. It is situated on the eastern edge of Rotterdam, on the Hollandse IJssel river. The diversity of architectural styles, boulevards, waterways and lots of greenery are characteristic of this city. Shopping Centre 'De Koperwiek' is named after a bird in the thrush family, in English called 'The Redwing'.



De Koperwiek



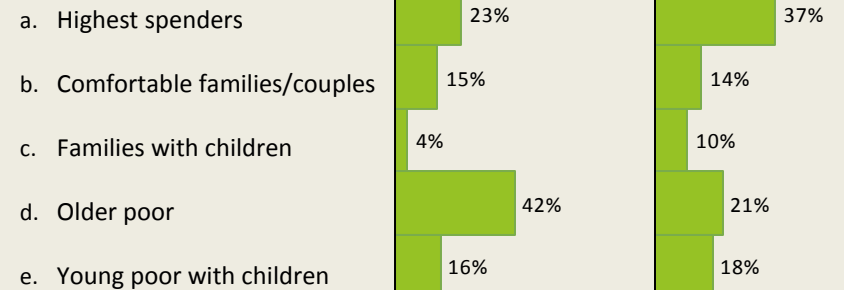
Catchment area characteristics

	5 min.	15 min.
▶ Purchasing power	17,400	17,839
▶ # households	18,806	222,810
▶ # persons	40,051	460,204

▶ Age distribution



▶ Population wealth



Source: Cushman & Wakefield

Redevelopment plan – key elements



Total investment €20m | Start construction Q4 2013 | Completion Q2 2016 |

Spur operational excellence

OLD



NEW



Accommodate tenant demand

1. Extend Albert Heijn
2. Extend F&B and retail
3. Extend unit for C&A
4. Add supermarket 2000 m²
5. Extend Jumbo with 500m²
6. Extend Big Bazar and Ekoplaza



Upgrade and uniform total shopping centre

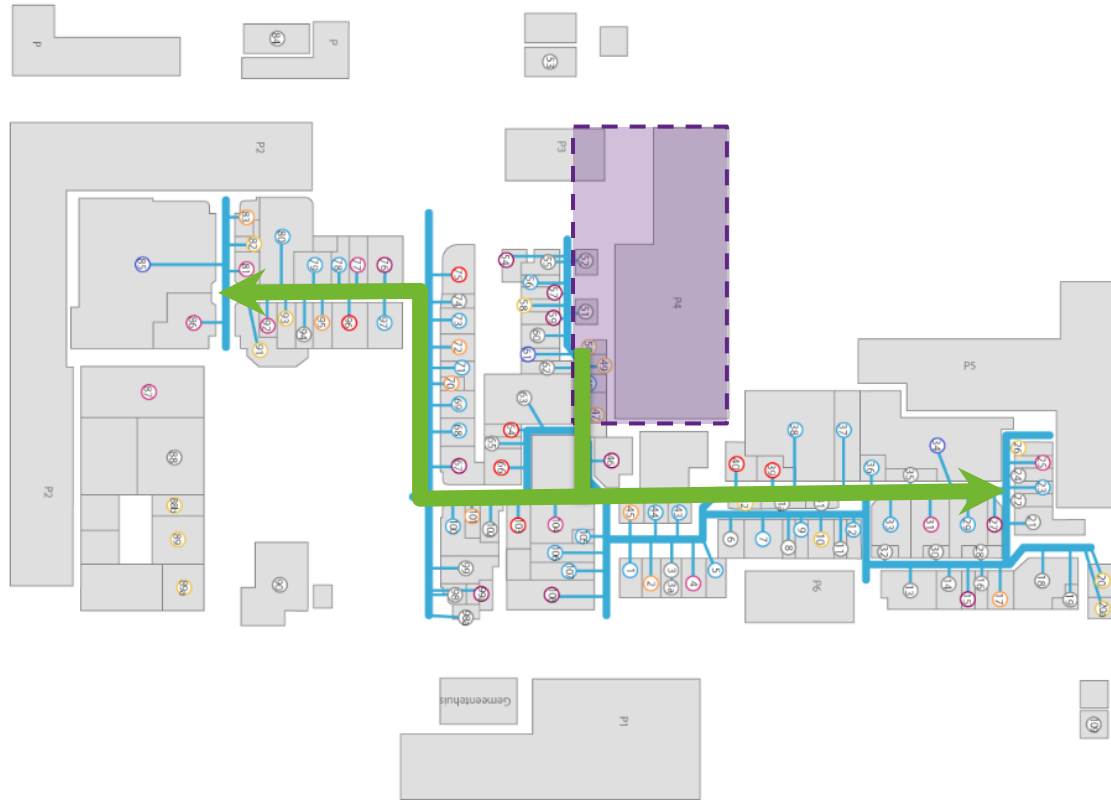
CURRENT



NEW



Improve routing



Dutch property tour

Vier Meren Hoofddorp



Vier Meren shopping centre

Facts & figures



Location	Hoofddorp City centre - dominant
Catchment area	250,000+
Visitors (#/yr)	6,000,000
Tenants	60
Parking spaces	1000+
NLA retail (sqm)	33,000
NLA offices (sqm)	3,700
Gross rent	€9,600,000m

Vier Meren shopping centre

Acquisition



All in price (€m)	147.5
Completion date	End of January 2014
Net initial yield	5.8%
Track record	Stable cash flow

Funded largely with proceeds of disposal Joinville office in Paris

Hoofddorp

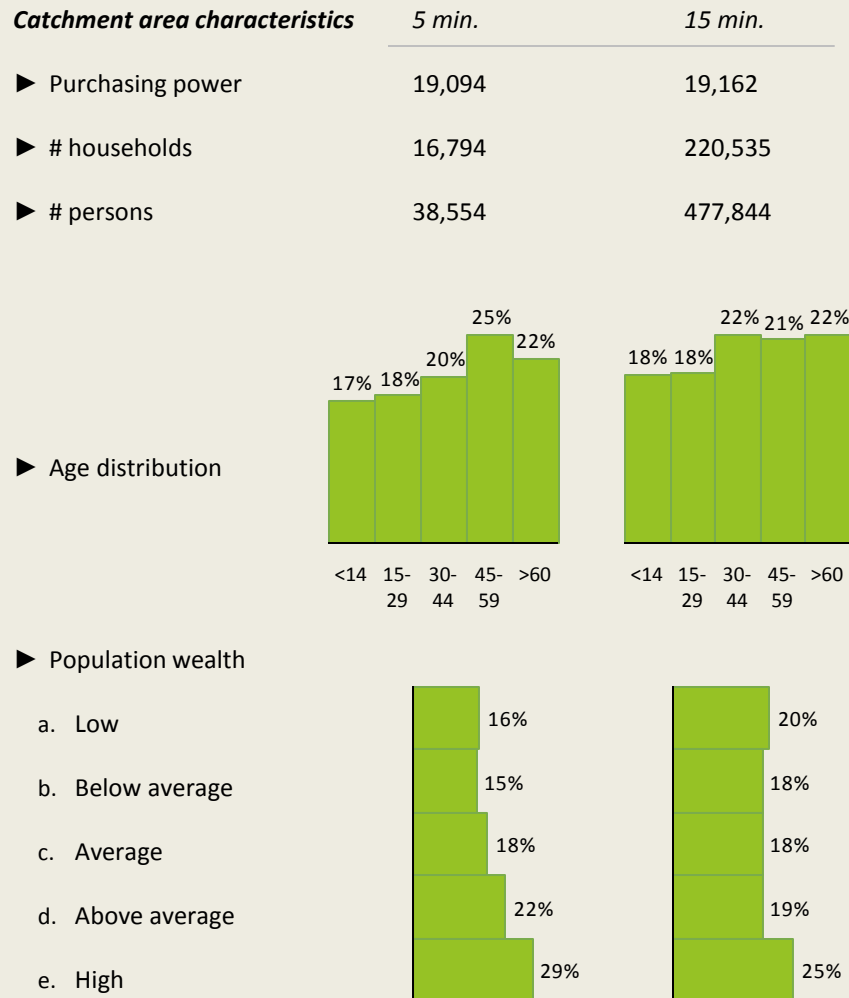
Hoofddorp is the main town of the Haarlemmermeer, 20 km south-west of Amsterdam. Haarlemmermeer is a polder (consisting land reclaimed from water), the name Haarlemmermeer means Haarlem's Lake. The town Hoofddorp was founded in 1853, immediately after the Haarlemmermeer had been drained.



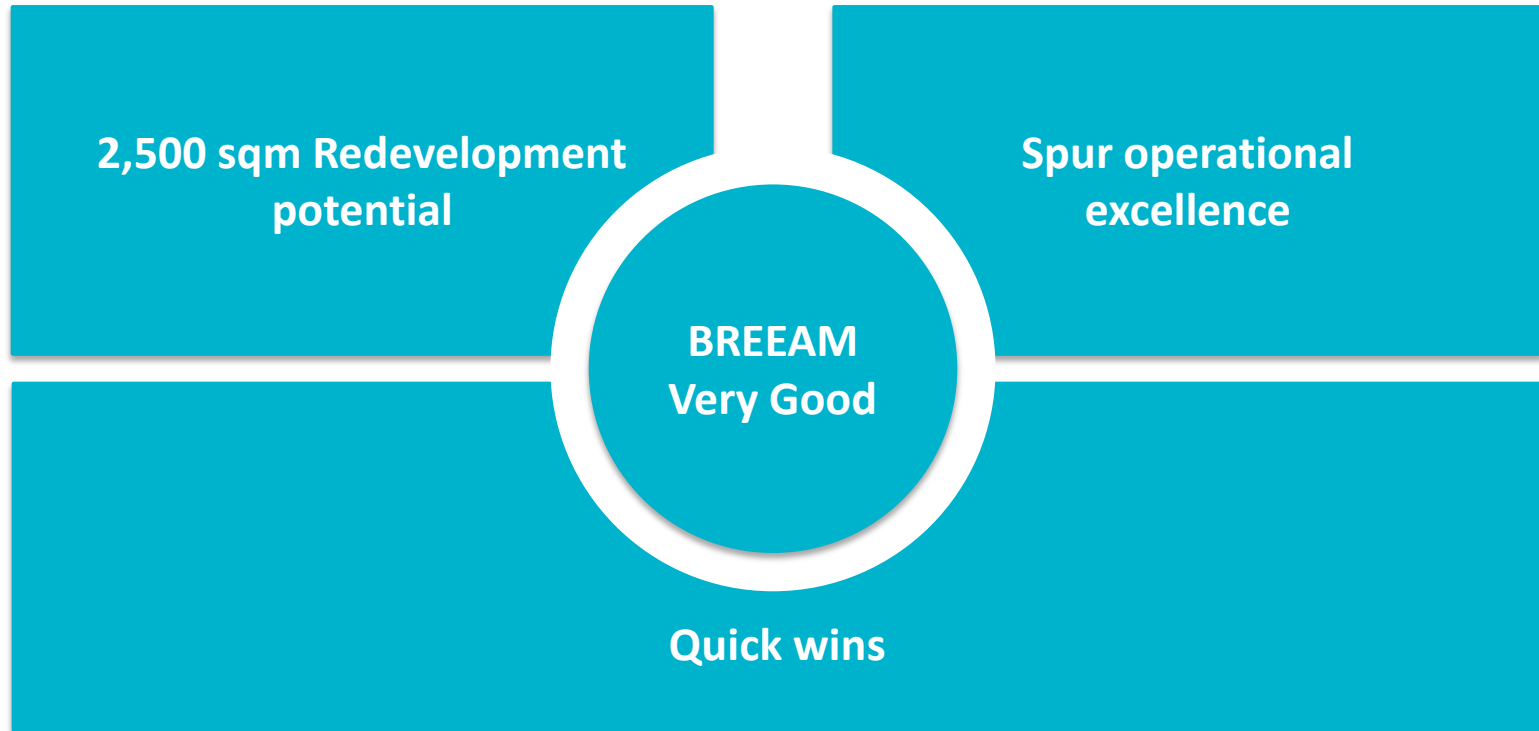
Vier Meren



Catchment area characteristics



Redevelopment plan – key elements



2,500 sqm redevelopment potential

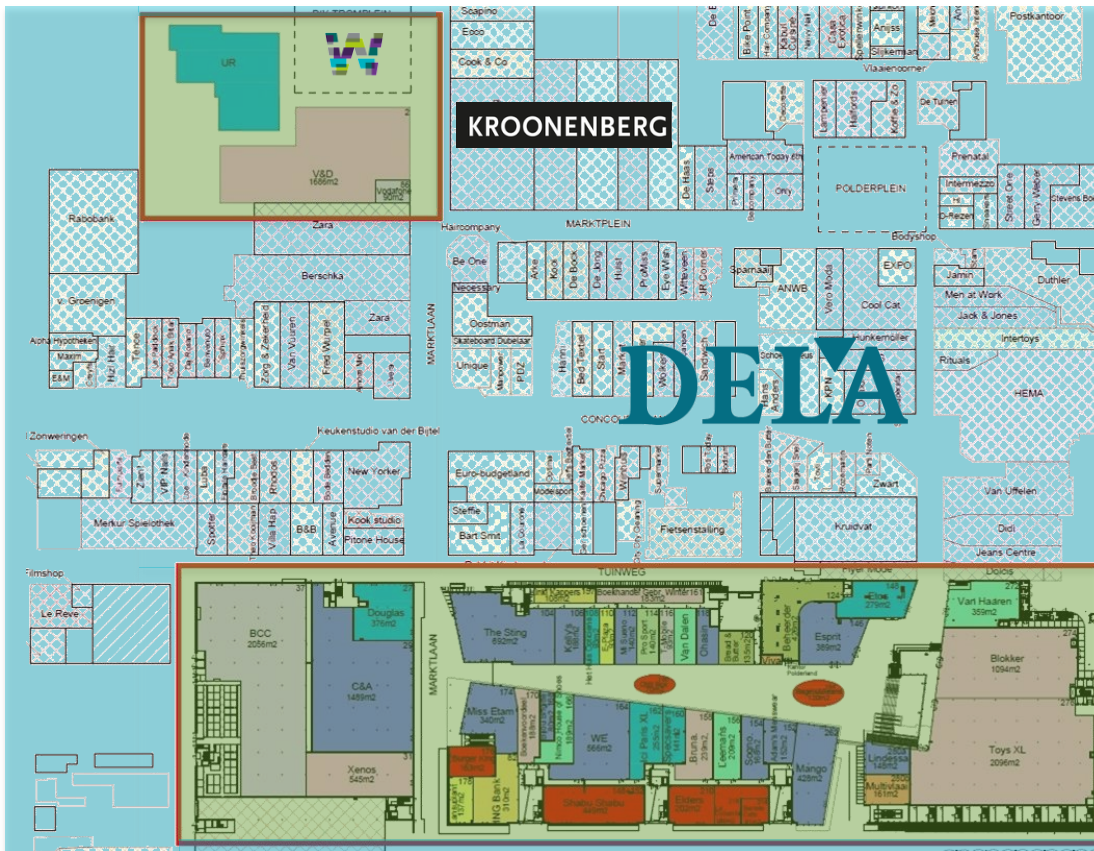
CURRENT



NEW



Spur operational excellence



Discussion with the adjacent owners for Shopping Centre Management at a high level

Short-term rent roll improvement (parking)

Quick wins

CURRENT

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Amenities



Amenities



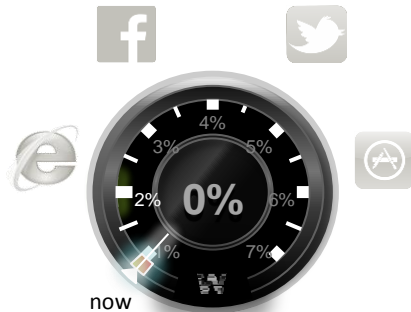
Activity calendar



Activity calendar



Digital



Digital

