

PRESIKHAAF

ARNHEM

HEMA

4 October 2017



WERELDHAVE



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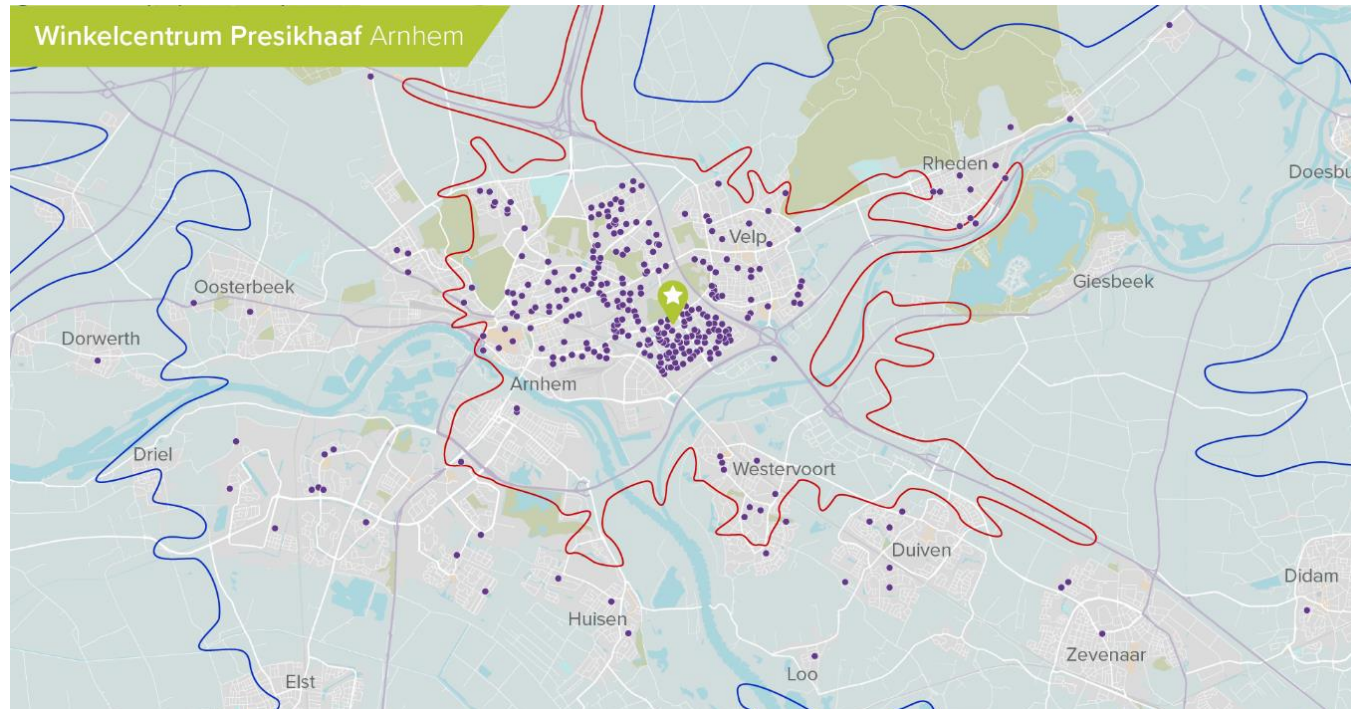
FLOORPLAN



KEY FACTS

- 35,500 m² GLA
- 4.3 million visitors per year
- 87 stores & catering facilities
- Catchment area: 350k inhabitants
- Easy accessibility: e.g. 1,244 free parking spaces
- Website & social media
- Marketing & events
- Free WiFi
- Development period: 2016 - 2019

CATCHMENT AREA



📍 Shopping Centre Presikhaaf

● Origin of visitors

— Primary catchment area

— Secondary catchment area

Catchment area of 349,800 inhabitants

- Primary catchment area of 127,600 inhabitants (0-10 minutes)
- Secondary catchment area of 222,200 inhabitants (10-20 minutes)

MAP

CURRENT SITUATION



STATUS AT ACQUISITION

HIGH VACANCY AND MANY TERMINATIONS



REDEVELOPMENT

ESSENTIALS



SELECTED DEALS

 1,400 m ² 3 rd supermarket	 2,982 m ²	
 475 m ²	 +758 m ²	 472 m ²
 749 m ²	 344 m ²	 184 m ²

INVESTMENT	GRI	YIELD-ON-COST	FOOD ANCHORED	PRE LET	TURNOVER RENT*
€19M	€1.4M ↗	7%	3X SUPERMARKETS	65%	>28%

*) number of turnover contracts of pre letted units

REDEVELOPMENT

IMPLEMENTING WERELDHAVE PRINCIPLES

ARTIST IMPRESSION



REDEVELOPMENT

- Anchored by supermarkets
- Add a F&B square, new toilets, playground and public seating
- Breeam Design Very Good
- Renovation of floor and ceilings
- Decrease and improve entrances
- New higher shop fronts for all the units
- GLA decreased with 2.000 sqm
- Planning: Q1, 2019 ready

REDEVELOPMENT

IMPLEMENTING WERELDHAVE PRINCIPLES

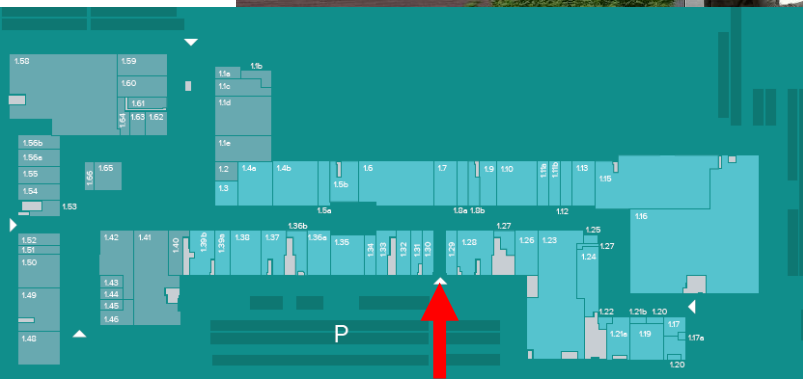


- I**
Optimised tenant mix
Anchors spread
- II**
3 supermarkets
2 fresh clusters
- III**
100% routing
Limited the # of entrees
- IV**
High quality facilities
Free toilets, playground
- V**
F&B
Square

DESIGN EAST ENTRANCE



DESIGN SOUTH ENTRANCE



DESIGN WEST ENTRANCE AND SQUARE



DESIGN SHOP AREA

F&B SQUARE IN THE CENTRE OF THE SHOPPING AREA

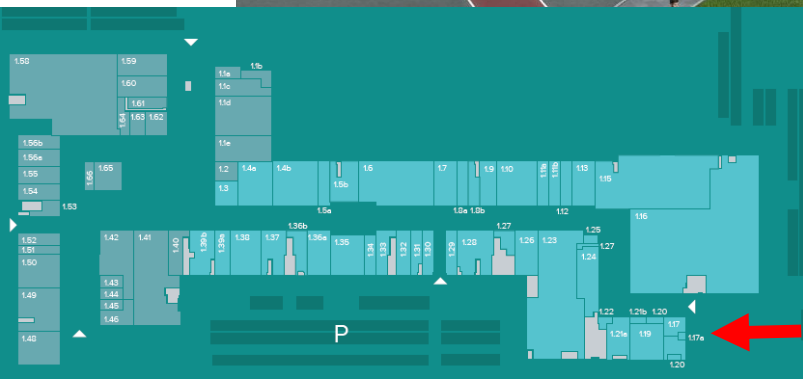


DESIGN SHOP AREA

FRESH STREET NEXT TO ANCHOR SUPERMARKET



MUNICIPALITY INVESTS €1M IN PUBLIC AREA



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FIRST SUCCESSES

OPENING BIG BAZAR



FIRST SUCCESSES

OPENING HEMA





WERELDHAVE

Bringing people together