

TILBURG

4 October 2017

HUDSON

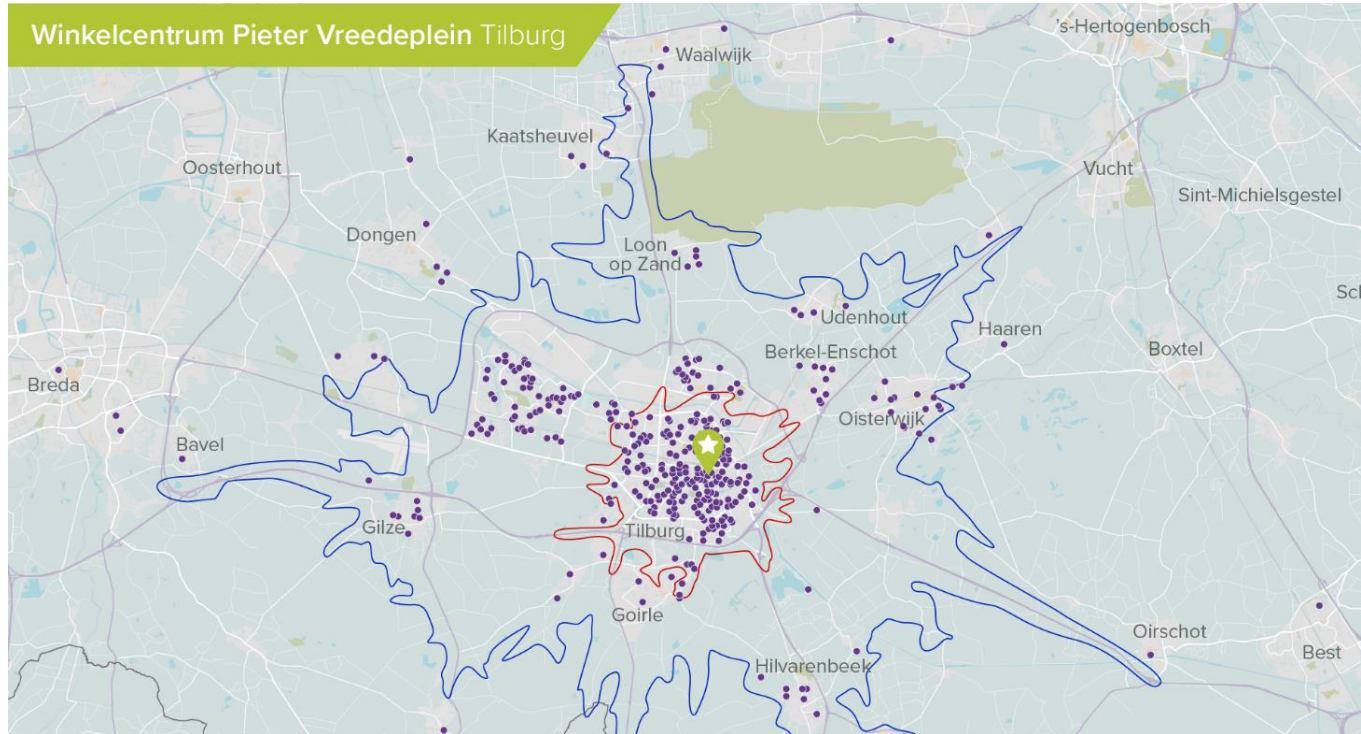


WERELDHAVE



CATCHMENT AREA

TILBURG



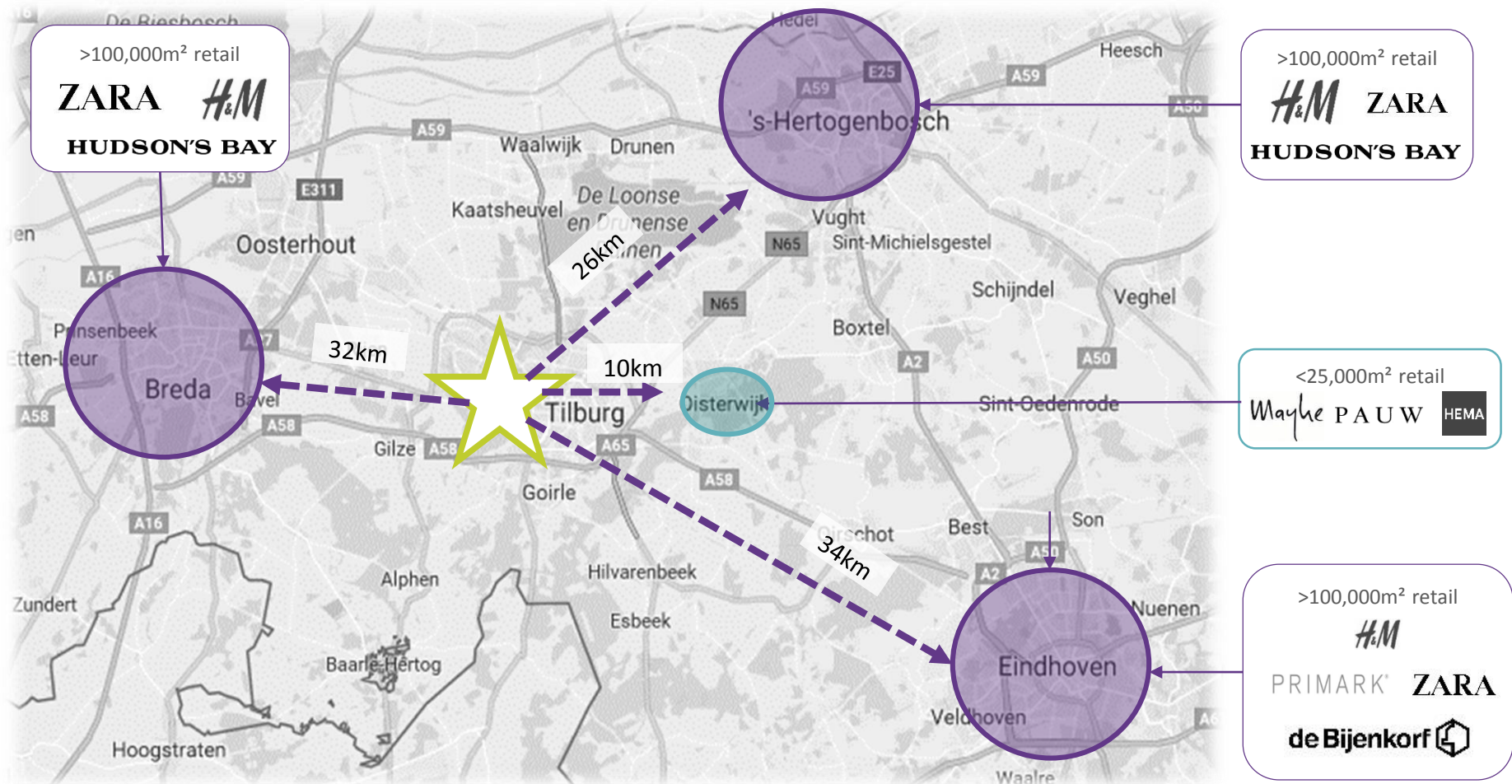
- ★ Location Shopping Centre Tilburg
- Origin of visitors
- Primary catchment area
- Secondary catchment area

Catchment area of 293K inhabitants:

- Primary catchment area of 182K inhabitants (0-10 minutes)
- Secondary catchment area of 111K inhabitants (10-20 minutes)

MAIN COMPETITORS

TILBURG



○ Regional competitor



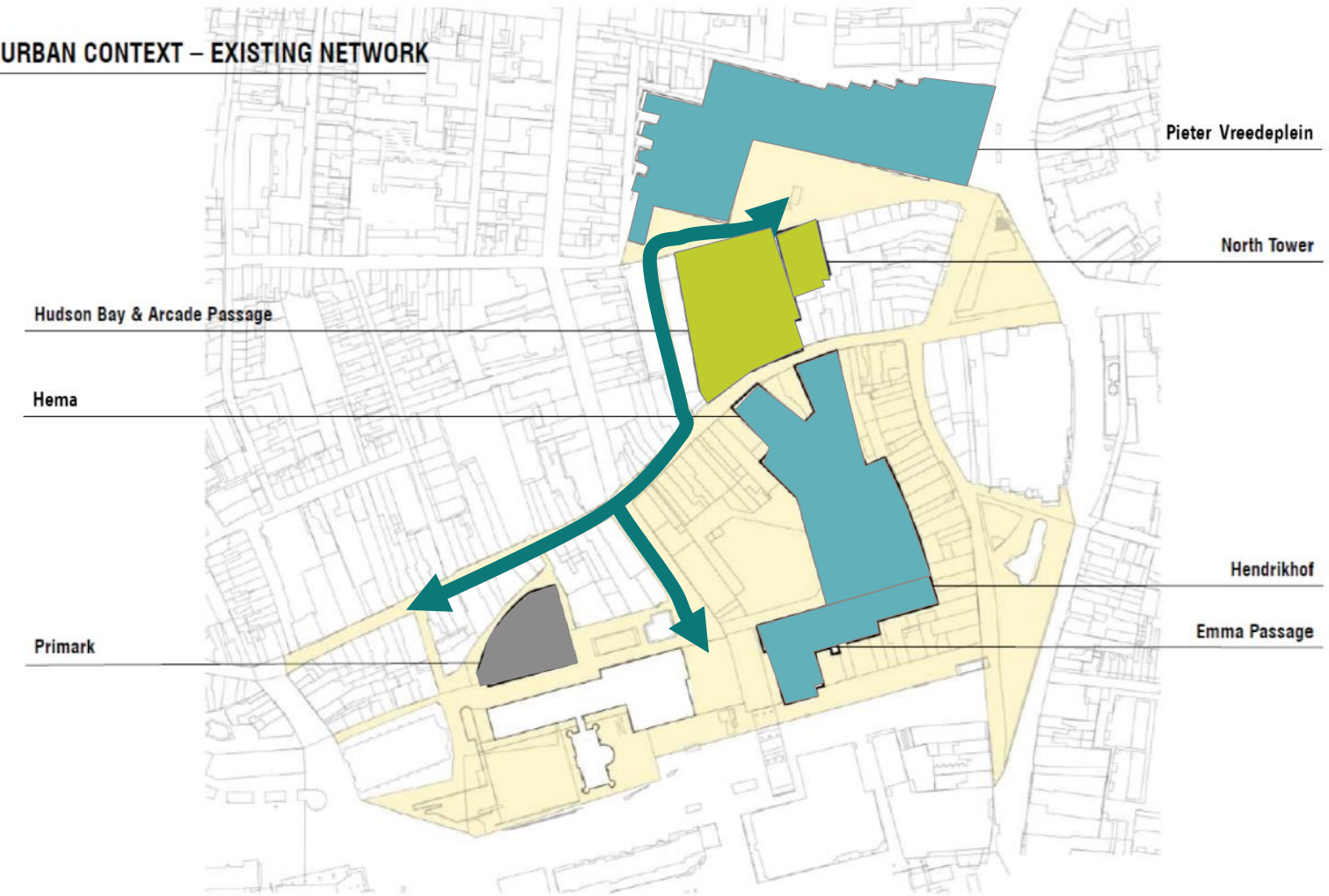
★ Tilburg City Centre

○ Local competitor

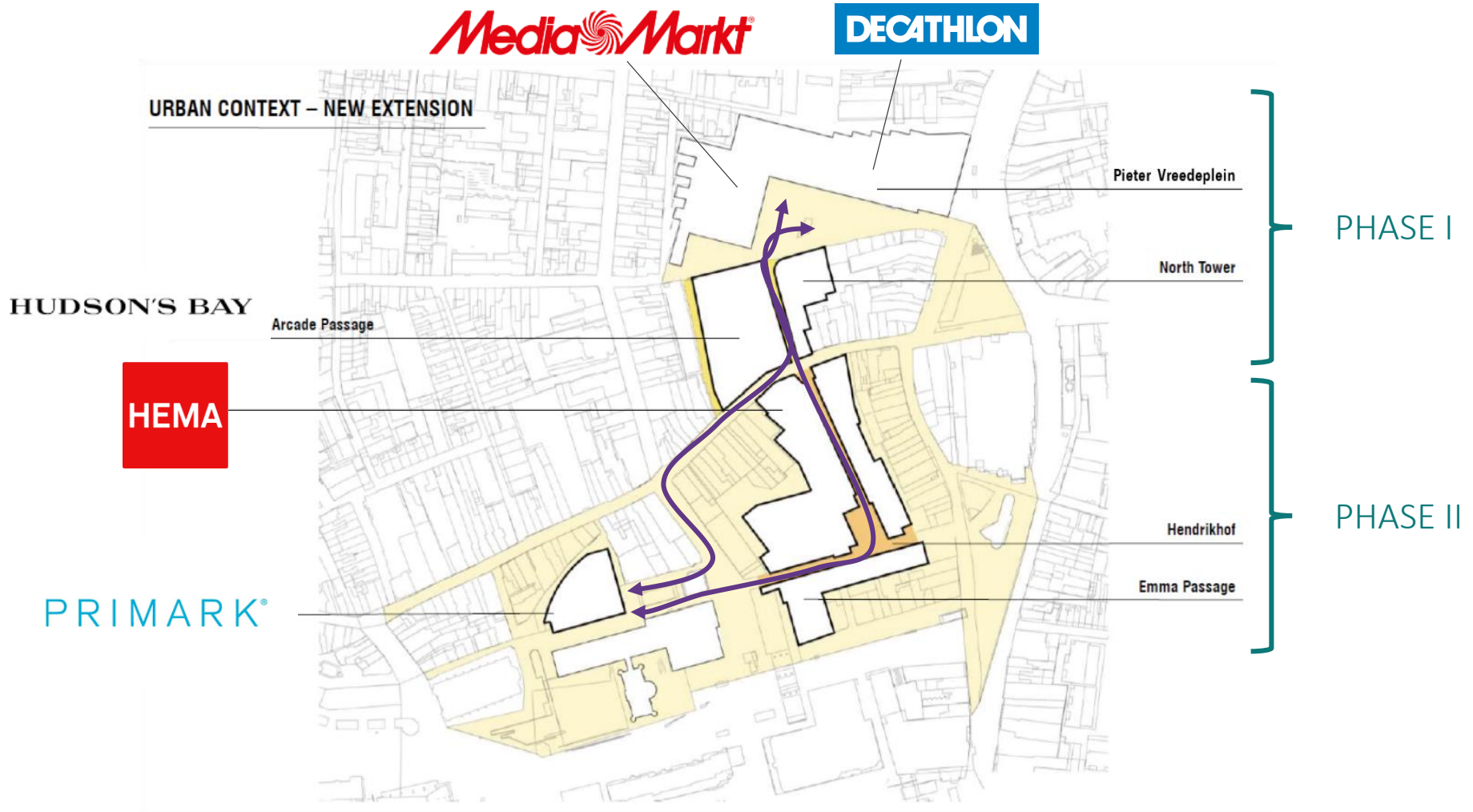
CURRENT SHOPPING ROUTE

TILBURG

URBAN CONTEXT – EXISTING NETWORK



NEW SHOPPING ROUTE TILBURG

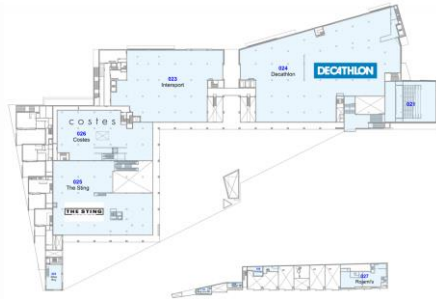


PIETER VREEDEPLEIN

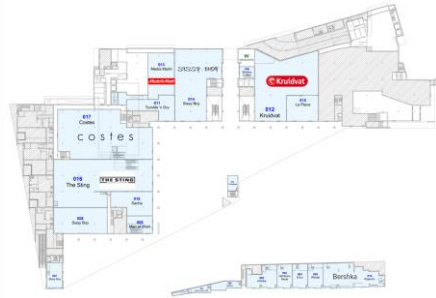
TILBURG

FLOORPLAN

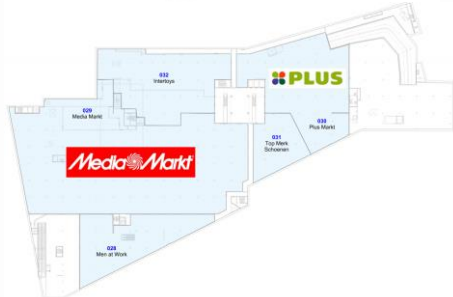
First floor



Ground Floor



Basement



KEY FACTS

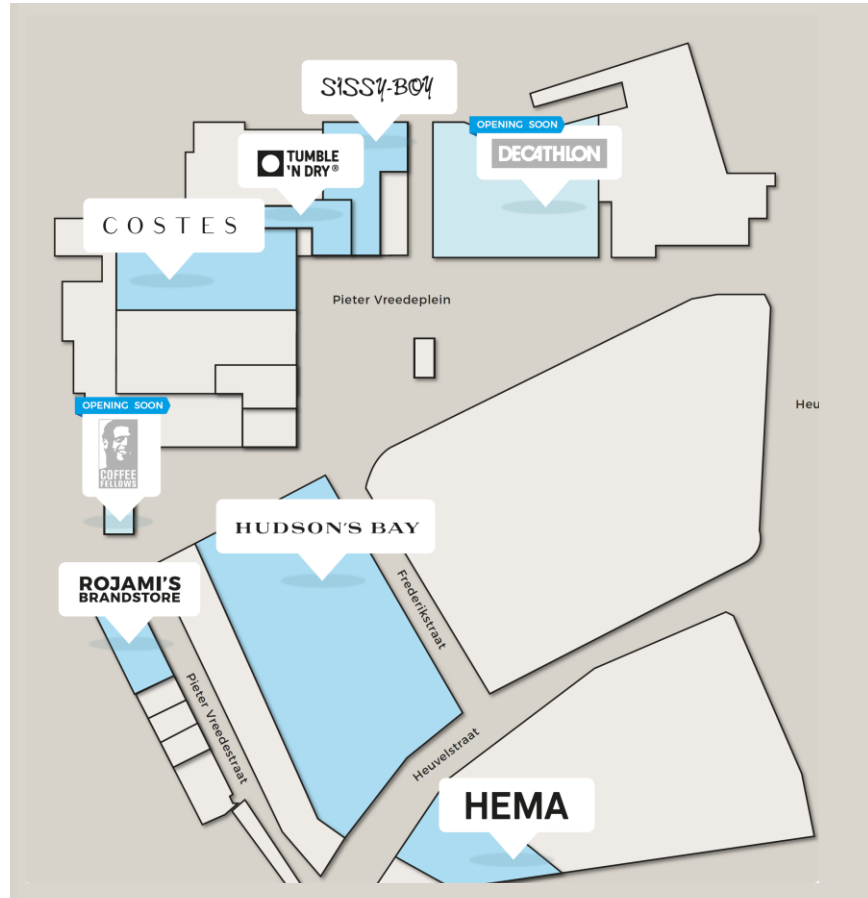
- GLA of 23,000* m²
- Approximately 26 stores located on 3 floors
- 780 covered parking spaces
- An average of 5.5 million visitors per year
- Located in city centre of Tilburg; Open 7 days a week
- Customer typology:
 - Youngsters
 - Educated city dwellers
 - Modal families
- Unique mix retail mix; fun and daily
- Website & social media
- Marketing & events
- Free WiFi
- Energy label A & 87% of all waste is recycled

* Excluding Hudson Bay, Frederikstraat & Hema

LEASING ACTIVITY

PIETER VREEDEPLEIN & FREDERIKSTRAAT- TILBURG

OVERVIEW DEALS 2017

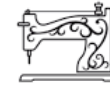
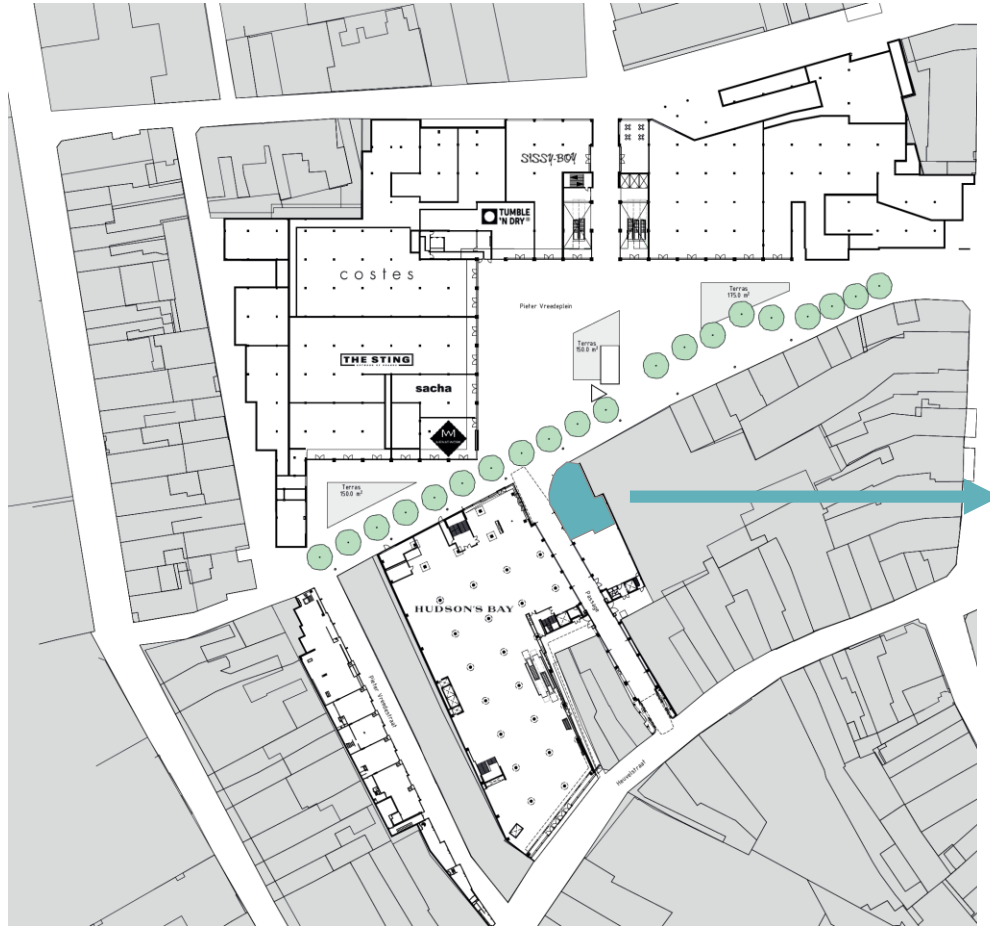


CURRENT STATUS

- At time of acquisition in 2015, many dissatisfied retailers, several terminations and decreasing footfall
- Renew/Relocate various contracts:
 - Mediamarkt
 - The Sting (SBR)
 - Men at Work (SBR)
 - Sissy boy - relocation, doubled surface (SBR)
 - HEMA – latest concept (SBR)
- Attract new tenants:
 - Hudson's Bay
 - Costes (SBR)
 - Tumble 'n Dry (SBR)
 - Rojami's – Local hero (SBR)
 - Coffeefellows – opening 10/2017 (SBR)
 - Decathlon – opening 08/11/2017

LEASING ACTIVITY: SCOOP / NEW TENANT

FREDERIKSTRAAT- TILBURG



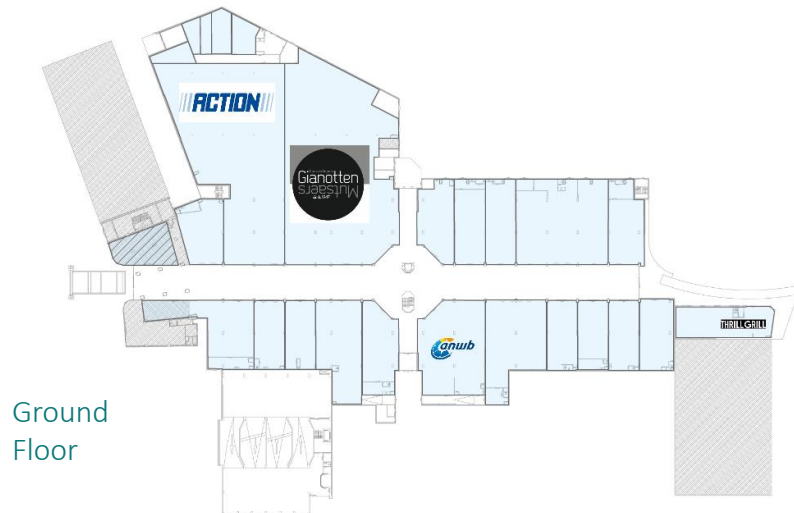
SCOTCH & SODA
AMSTERDAM COUTURE



EMMA-PASSAGE

TILBURG

FLOORPLAN



Ground Floor

KEY FACTS

- GLA of 5,700 m²
- Approximately 20 retail stores & Gastronomy
- 300 covered parking spaces
- Anchor stores: Action, Bookstore Gianotten, ANWB

- 3.2 million visitors per year
- Located in city centre of Tilburg; Open 7 days a week
- Customer typology:
 - Modal families
 - Mature middle

- Website & social media
- Marketing & events
- Free WiFi
- BREEAM certificate in progress for Emmapassage

DEVELOPMENT PHASE II*

EMMAPASSAGE - TILBURG



* Currently in design phase

DEVELOPMENT PHASE II*

FREDERIKSTRAAT (SOUTH) - TILBURG





WERELDHAVE

Bringing people together