



**YOUR SUCCESS
IS THE BASIS
OF OURS**



WE EXPAND RAPIDLY

With our 30th shopping centre opening soon we are in an exciting and intense expansion phase. Over the next couple of years we are stepping into new markets in Europe, including Italy and Croatia. We will also start construction of our first centres in China.

In all, we have more than 20 projects coming up, both in existing and new markets.

This is where we are going.



WE DEVELOP AND MANAGE SHOPPING CENTRES

We develop, own and manage shopping centres in partnership with IKEA stores. We focus on long-term management and continuity. Our tenant mix combines the best of international retailers with the best local brands, together with a strong family focus.

The IKEA store widens our catchment area and together we attract visitors from up to an hour's drive away.

This is what we do.



WE WORK WITH PEOPLE, FOR PEOPLE

When it comes to catering to the needs of people in the local community, knowledge and experience are key. We keep an ear to the ground and base our decisions on reality.

Our people are our most important asset. With different backgrounds, nationalities and expertise we all have two things in common: our love for what we do and the will to create a better everyday life for the many people.

This is how and why we do it.

GLOBAL VISION, LOCAL NEEDS



WE DEVELOP AND MANAGE SHOPPING CENTRES

At Inter IKEA Centre Group we develop, own and manage shopping centres in partnership with IKEA. In 2011 we will open our 30th centre and we are determined to continue growing. Our expansion plans take us into new markets in Europe and in China. Over the next couple of years we will substantially increase our retail space and add another 6 locations to our portfolio. And we have yet another 15 projects coming up.

RECIPE FOR SUCCESS

Our powerful tenant mix combines the best of international retailers with the best of local brands, creating a strong offer carefully selected to suit the needs and desires of the local market. To create the best shopping destination for each local region we base our development decisions on comprehensive market analyses and focus group interviews.

TO CREATE A BETTER EVERYDAY LIFE FOR THE MANY PEOPLE

This is the vision that we share with IKEA. We offer convenient as well as safe and family-friendly shopping that meet the needs of the people in the local community. Having a positive impact in people's everyday life is essential to us and goes into everything we do.

“Our vision is to create a better everyday life for the many people.”

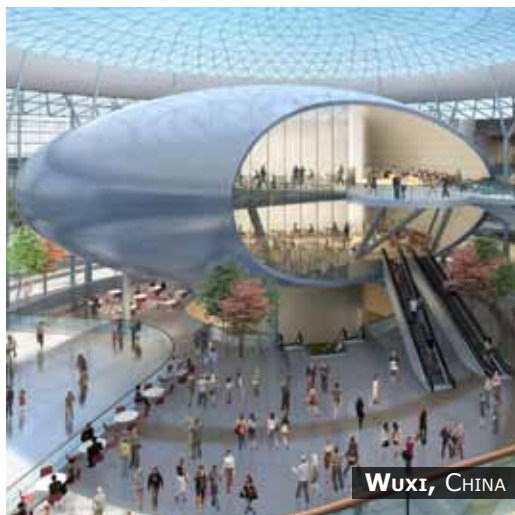
John Tegnér,
Managing Director of IICG



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IICG IN NUMBERS

- over **1 000 000 m²** retail space
- **65 000 000** visitors per year
- **30** centres in operation
- over **20** development projects in the pipeline
- **14** countries
- **500** co-workers





- SHOPPING CENTRES
- CENTRES UNDER DEVELOPMENT
- LOCAL HEAD OFFICES
- COPENHAGEN, GLOBAL HEAD OFFICE

CREATING IN PARTNERSHIP



IKEA; OUR UNIQUE ANCHOR

The IKEA brand is powerful enough to attract visitors from far and wide - people drive up to 60 minutes to visit our centres. The IKEA store widens our catchment area and the range of convenience goods in the centre increases the visiting frequency. These two factors form excellent conditions for a successful shopping destination and gives synergies for all.

FAMILY FRIENDLY

Working closely together with IKEA means actively building on the IKEA tradition of a genuine family focus. More than half of the visitors in our centres have children. Catering to the needs of the entire family is a natural part of our success, creating safe, easy and fun shopping. Our centres have something for everyone and value for all.



LONG-TERM DEDICATION

Our local management teams are made up of people who know the region inside out, forming lasting relations with both retailers and the local community. We take pride in being a good neighbour and landlord.

Long-term continuity and profitability is as important to us, as it is to the retailers we work with. We build to last, choosing materials and designs that stand the test of time.

Equally important, we secure sustainable operations and do our best to minimise our environmental impact. We want to have a positive influence on the local area where we operate. Our investments today not only save expenses tomorrow, but also secure a more responsible business, towards the environment as well as the local community.

WE WANT TO BE THE BEST

By taking care of the day-to-day operations in our centres we can ensure high standards and professional management. It also leaves our retail partners free to focus on what they do best; promotions, sales and services.

We want to be the best shopping centre developer in the markets where we operate. And we also know that our business can not be run from behind a desk. That's why the local management teams conduct regular surveys to measure satisfaction among both retailers and shoppers. And we take every opportunity to meet with our retailers, shoppers and business partners.



Expand with us on [iicg.com/projects](https://www.iicg.com/projects)



PEOPLE MAKE THE BOTTOM LINE

PROFESSIONALS WITH A PASSION

Our success wouldn't be possible without our experienced and dedicated co-workers. After all, people are our most important asset. With different backgrounds, nationalities and expertise we all have two things in common; our love for what we do and our will to create a better everyday life for the many people.

SHARED KNOWLEDGE – SHARED SUCCESS

With 500 people, working in 14 countries, managing 30 centres we have developed a vast knowledge base that we bring into each project. Using this experience we can deliver efficient business conditions to our partners and more enjoyable shopping for the visitors in our centres. Our learning atmosphere also makes us open for floating new ideas and trying out solutions that are out of the ordinary.

BUSINESS BY VALUES

Our culture and values define who we are and how we do business. We are informal in our approach and ambitious in our endeavours. We know what goes on in the industry and we base our decisions on reality. We are a team of professionals who like to keep it simple. When you think of it, complex problems often have simple solutions.



Join us at iicg.com/career



“For me, togetherness means that we are one team working towards a common goal. As individuals we may not be alike - we grow by learning from each other's differences.”

Hui Ding,
Managing Director
China



“The way we work together and the fact that we dare to be different is what makes us unique on the market.”

Johanna Hult Rentsch,
Deputy Development Manager
Central Europe



GLOBAL CO-WORKER EVENT, DENMARK



“Our relation to the tenants is based on passion for the retail business, enthusiasm for innovation and willingness to learn.”

Vasco Santos,
Centre Manager
MAR Shopping, Porto

MEET REALITY



OUR PORTFOLIO

Since 2001 we have developed a long list of shopping centres. We work with different formats, designs and tenant mixes to suit the specific needs and conditions in the local market. These are the latest additions to our portfolio:

MAR Shopping, Portugal

Opened in 2008, MAR Shopping is the largest shopping centre in Northern Portugal, and has more than 200 stores, including leading international retailers and a multiplex cinema.

Les Armoiries, France

Featuring modern architecture, contemporary design and lots of green areas, Les Armoiries retail park opened in 2010 and offers a pedestrian walkway and a tenant mix including leading fashion brands, restaurants and a fitness centre.

Port Lodz, Poland

Together with the IKEA store, Port Lodz is the largest suburban shopping centre in the region. The single-level building provides visitors with 200 shops, a 7000 m² patio and an extensive dining area. Opened in 2010.

ONE IDENTITY

By joining forces with our retail partners to promote our centres we increase visitor numbers and keep costs low. Facilities like entertainment areas, restaurants and children's activities add to our family-friendly profile and increases our drawing power.

We build modern shopping destinations with a Scandinavian touch; simple and functional design, clean lines and a smooth ergonomic language. Using wood, plastics, aluminium or steel while still captivating the natural aspect of Nordic nature. The design is playful, warm, and friendly and has a pinch of humour, which is reflected in forms and colours.

Our business is local, but the face of our identity - the Smiling Shopping Bag logo - links all our centres together, wherever they are. The logo symbolises shopping and reflects the family-friendly aspect of our centres, with an informal and playful touch. A smile is universal!



See all our shopping centres on iicg.com/OurShoppingCentres



SHOPPING CENTRES

Country	City	Name	Format	Opening year	GLA excl. IKEA	GLA incl. IKEA	Shops	Parking spaces	Visitors per year (In 1 000)	Catchment area (In 1 000)
AUSTRIA	Graz	Center West	Shopping centre	1989	48 800	74 900	63	3 300	4 200	1 300
	Linz	Haid Center	Shopping centre	1991	41 300	68 800	80	2 600	3 400	1 700
	Vienna	Shopping Park Kagran	Stand alones	1999	14 400	52 000	2	--	1 300	--
CZECH REP.	Brno	Avion Shopping Park	Shopping centre	1998	36 700	62 200	58	2 550	5 600	810
	Ostrava	Avion Shopping Park	Shopping centre	2001	63 000	80 000	142	3 100	8 000	1 120
	Prague	Avion Shopping Park	Retail park	1998	31 200	53 900	15	2 400	4 900	830
FRANCE	Bry-sur-Marne (Paris)	Les Armoiries	Retail park	2010	21 000	53 500	30	1 000	--	2 100
GERMANY	Cologne-Godorf	Cologne-Godorf	Stand alones	1998	21 600	58 500	2	2 530	3 800	3 000
	Essen	Essen	Stand alones	1996	11 700	34 500	2	1 400	2 900	1 200
	Hamburg-Moorfleet	Hamburg-Moorfleet	Stand alones	2002	15 500	51 100	2	2 400	3 400	2 200
	Koblenz	Homepark Koblenz	Retail park	2006	20 500	49 800	6	2 075	2 500	1 180
	Oldenburg	Homepark Oldenburg	Retail park	2007	15 600	52 600	3	2 000	1 600	1 400
	Mannheim	Mannheim	Retail park	2004	16 500	51 100	6	1 900	2 600	1 600
	Saarlouis	Saarlouis	Retail park	1998	8 000	32 900	3	1 700	2 200	800
	Ulm	Ulm	Retail park	2003	33 000	63 700	10	1 600	2 700	500
	Frankfurt-Wallau	Wallau	Stand alones	1987	4 700	39 000	3	2 350	3 400	3 200
	Cologne-Butzweiler	Cologne-Butzweiler	Retail park	2009	15 500	58 200	6	2 100	2 200	5 000
POLAND	Gdansk	Matarnia Park Handlowy	Retail park	2005	50 500	64 300	50	1 900	3 900	1 600
	Katowice	Rawa Park Handlowy	Shopping centre	2005	9 000	33 900	16	1 760	740	4 600
	Lodz	Port Lodz	Shopping centre	2010	70 000	103 500	200	3 400	--	1 500
	Warsaw	Domoteka	Shopping centre	2006	17 000	40 100	79	4 000	475	2 800
	Warsaw	Janki Park Handlowy	Retail park	1995	28 300	51 600	44	2 300	1 400	2 500
	Warsaw	Targowek Park Handlowy	Retail park	2006	65 750	88 850	22	5 000	3 200	2 800
	Wroclaw	Bielany Park Handlowy	Shopping centre & retail park	1998	69 600	86 900	100	4 000	4 900	2 400
PORTUGAL	Matosinhos (Porto)	Mar Shopping	Shopping centre	2008	66 400	102 400	> 200	5 100	11 100	2 800
SLOVAKIA	Bratislava	Avion Shopping Park	Shopping centre	2002	60 700	83 200	160	3 200	8 700	850
SWITZERLAND	Aubonne	Outlet Aubonne	Outlet centre	2007	17 000	44 700	52	670	900	2 800
	Lugano	Centro Lugano Sud	Shopping centre	1991/2004	28 300	41 800	49	1 030	2 900	2 300
SPAIN	Jerez de la Frontera	LUZ Shopping	Retail park	2010	150 000	187 000	70	4 300	--	930

PROJECTS

Country	City	Name	Format	Opening year	GLA excl. IKEA	GLA incl. IKEA	Shops	Parking spaces	Visitors per year (In 1 000)	Catchment area (In 1 000)
CHINA	Beijing	Beijing Shopping Mall	Shopping centre	2014	160 000	210 000	600	7 000	--	11 800
	Wuxi	Wuxi Shopping Mall	Shopping centre	2013	95 000	140 000	400	5 800	--	12 000
	Wuhan	Wuhan Shopping Mall	Shopping centre	2015	101 000	145 000	400	5 100	--	8 300
CROATIA	Zagreb	Zagreb East	Shopping centre	2012	58 000	93 000	250	6 000	--	1 800
FRANCE	Avignon	Avignon	Retail park	2011	27 000	55 000	40	1 000	--	780
	Reims	Reims	Retail park	2011	26 000	55 000	20	1 500	--	730
	Bayonne	--	Shopping centre	2013	40 000	75 000	120	2 500	--	400
GERMANY	Würzburg	Homepark Würzburg	Retail park	2011	18 200	53 200	--	2 100	--	1 040
	Frankfurt-Wallau	Wallau	Retail park	2012	10 000	44 300	--	--	--	--
	Lübeck	Lübeck	Shopping centre	2012	35 000	70 000	--	--	--	--
ITALY	Villesse	--	Shopping centre	2012	45 300	75 000	> 150	4 300	--	1 300
POLAND	Rzeszow	--	Shopping centre & retail park	2013/2014	80 000	115 000	--	--	--	--
	Lublin	--	Shopping centre	2012	60 000	95 000	200	4 200	--	980
PORTUGAL	Gaia (Porto)	--	Retail park	2015	85 000	50 000	--	--	--	1 180
SPAIN	Alicante	--	Shopping centre & retail park	2015	122 000	82 000	--	--	--	1 700
	Valladolid	Arroyo de la Encomienda	Shopping centre & retail park	2012	62 000	97 000	> 100	4 650	--	825

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