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I Viali Shopping Park A new shopping destination in south Turin

Carmila and Carrefour Property are inaugurating *I Viali*, a 60-store shopping center and retail park in Nichelino (Turin), anchored by a Carrefour hypermarket that opened last year.



An ambitious development in south Turin

The stand-out features of the new *I Viali* shopping center in Nichelino are its welcoming spaces, its high-quality architectural design encouraging visitors to take a stroll and green areas inspired by local parks, particularly the Stupinigi nature park.

I Viali, jointly developed by Carrefour Property and Carmila, is part of a vast urban regeneration programme for a historic and strategically important area in south Turin. The goal is to recreate a high-quality residential area perfectly integrated with the surrounding region for the city's inhabitants.



The project, which features a total of **42,000 sqm in GLA**, follows on from the relocation of the original Carrefour hypermarket built in 1995, adopting a new retail concept and inaugurated in Nichelino in July 2016. The development includes a retail park accommodating **14 medium-sized stores and 3 restaurants** and a shopping mall next to the hypermarket housing **48 stores and restaurants**, plus a 2,950-space car park, with 470 spaces under cover.

A project creating employment in the region

I Viali serves a primary catchment area of more than **680,000 inhabitants** in one of Italy's most attractive areas from an economic development perspective. The investment of over **€65 million** has helped to create local jobs. 250 businesses and more than 600 workers were involved in the construction project. Another 500 jobs have been created in the new stores, on top of the Carrefour hypermarket's 230 employees.

An unrivalled retail line-up in south Turin

The *I Viali* Shopping Park features many new store chains including **Maisons du Monde, Euronics, OVS, Terranova, ConTe, and Burger King**. Other stores present include **Deichmann, Cotton & Silk, Lovable, Salmoiraghi & Viganò, Primadonna, Douglas, Piazza Italia, Celio, Stroili Oro and Kasanova**.

Specialist retailers **Toys "R" Us, Conbipel, Norauto, ArcaPlanet and Happy Casa** complete the line-up.

Another noteworthy addition is **Bounce**, an Australian entertainment facility operator set to become one of the leading names in its market, which is also opening up **its first unit in Italy** at the retail park. With its interconnected trampolines arranged inside large brightly coloured spaces, Bounce provides an urban play area that offers a novel form of entertainment for young and old alike. Visitors can have a great time playing in complete safety on soft elastic mats and trampolines fitted with air chambers. The Bounce chain will occupy the space that used to be the racetrack paddock, fitting in with the existing structure.

A facility in tune with its surrounding environment

The *I Viali* retail park stands out through its strong connection with its surrounding environment and the local area. It incorporates a number of green spaces and external amenities, such as open-air restaurants and cycle paths. The *I Viali* retail park is perfect for a stroll, and it represents the ideal starting point for a visit to the Palazzina di Caccia in Stupinigi, a UNESCO-classified world heritage site.

In addition, *I Viali* is **one of the first shopping centres in Italy to have gained ITACA and IISBE certification**. These standards assess a building's environmental sustainability by considering several parameters, such as the quality of the site, its consumption of resources, environmental impact, the shopping experience and the overall calibre of service.

The Carrefour hypermarket with its new retail concept gained an accolade as the most environmentally-friendly retail outlet in the international SBChallenge held by CommONEnergy, a European Union-funded research project. The project aims to study environmentally and socially sustainable solutions employed at the very latest shopping facilities. The Nichelino Carrefour hypermarket, which landed an award for its shopping centre redevelopment plan in the "Iper Malls" category, achieved the objectives set as part of the SBChallenge.

A high-quality architectural project

Carmila and Carrefour Property retained the Isola Architetti firm of architects led by Aimaro Isola to design the *I Viali* retail park. For the major urban redevelopment plan, the architect's design featured distinctive elements such as load-bearing structures resembling trees and roofs forming the architectural link between the mall and the retail park. The concept achieves a balance, by combining activity and leisure areas with retail facilities.

The internal design was by Mygg Architecture, a Milan-based firm of architects led by Giovanni Feltrin, Yolanda Velasco and Gerardo Sannella. The aim was to design a generous space by playing on the height of the elements, including the large canopy, which bathes the centre in warm light, and the natural-wood interlacing, which create rhythmical forms and resonate with the external façades.

The materials used give the internal spaces a warm, simple and cosy feel. The customer walkways draw inspiration from the Viali (alleyways) in the park. They mirror all of their distinctive features – the **wood, leaves, animals**, etc. All the fittings have been designed to reflect this very warm and friendly environment.

The mall, with its tall windows and well-lit spaces, is in perfect harmony with the external retail park, which extends this welcoming atmosphere into the outside environment. The height of the glass windows gives the centre plenty of natural light and reduces the use of artificial lighting. Certain architectural features also grab shoppers' attention, such as the eye-catchingly large entrance that highlights the shopping centre's main entrance, with its LEDs and its wall of plants, and the imposing tower that majestically encapsulates the link between the mall and the retail park.



The I VIALI shopping centre in numbers:

- 1 Carrefour hypermarket
- 41 stores and 6 bars and restaurants in the mall
- 14 medium-sized stores and 3 restaurants in the retail park
- 1 Carrefour service station

- 250 businesses involved in the project
- 600 workers employed on the construction project
- 230 employees in the Carrefour hypermarket
- 500 new employees in the shopping centre's new stores

- 42,000 sqm in total sales space
- including 12,500 sqm in the hypermarket and 29,500 sqm in the retail park
- 2,950 parking places, including 470 covered spaces

Next events and publications:

February 14, 2018 (After market close): 2017 Annual Results
February 15, 2018 (8:30 Paris time): 2017 Annual Results - Investors and Analysts meeting
April 19, 2018 (After market close): Q1 2018 activity
May 16, 2018 (8:30 Paris time): Shareholders' Annual General Meeting
July 27, 2018 (After market close): 2018 Half Year Results
July 30, 2018 (9:00 Paris time): 2018 Half Year Results - Investors and Analysts meeting
October 24, 2018 (After market close): Q3 2018 activity

About Carmila

Carmila was founded by Carrefour and large institutional investors in order to develop the value of shopping centers anchored by Carrefour stores in France, Spain and Italy. Its portfolio after the merger with Cardety effective as of June 12, 2017, consists of 205 shopping centers in France, Spain and Italy, mostly leaders in their catchment areas, and was valued at Euro 5.6 bn as at June 30,, 2017. Inspired by a genuine retail culture, Carmila's teams include all of the expertise dedicated to retail attractiveness: leasing, digital marketing, specialty leasing, shopping centre management and portfolio management. Carmila is listed on Euronext-Paris market under the ticker CARM and benefits from the "SIIC" real estate investment trust (REIT) tax status.

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