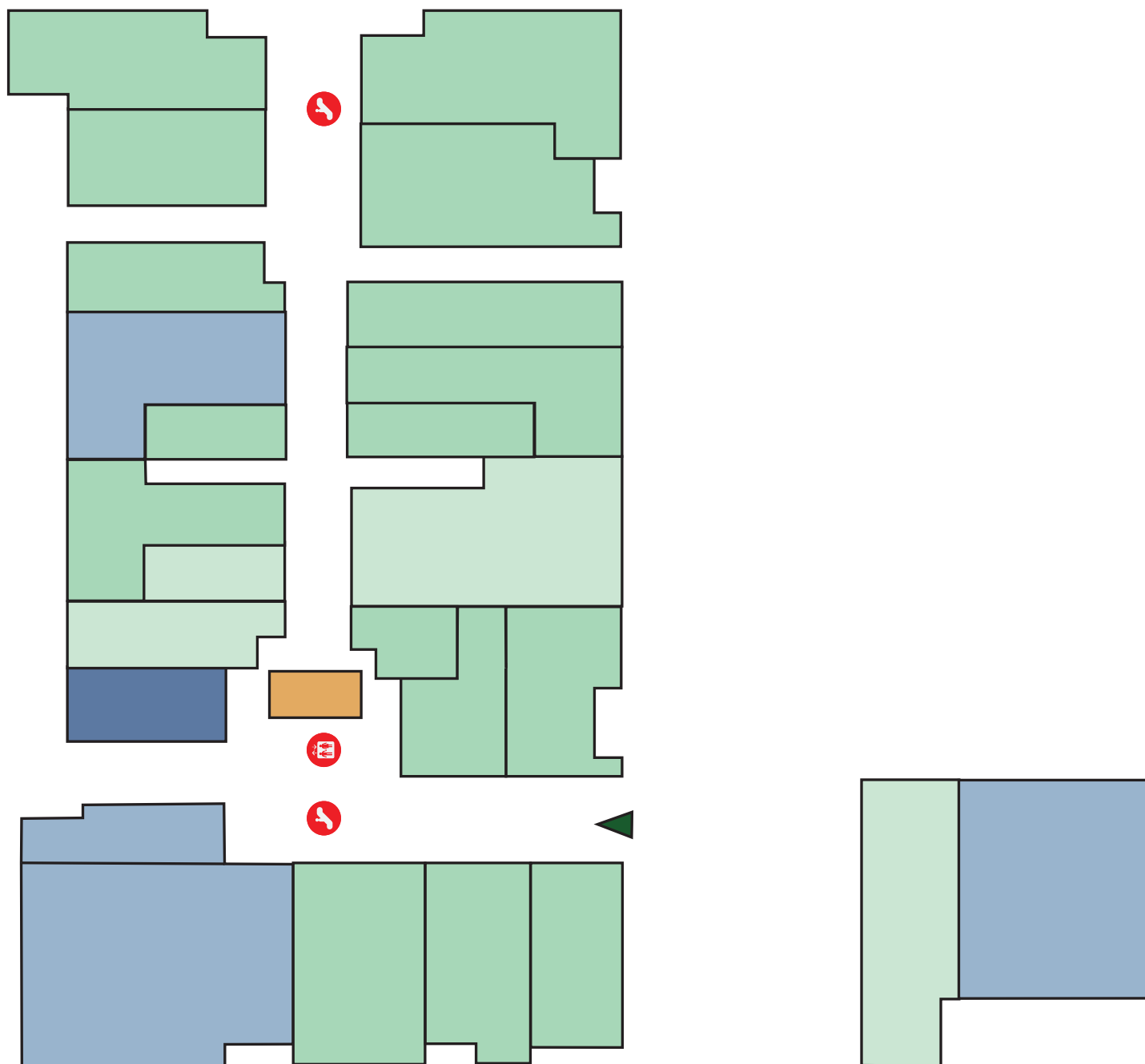


AUBONNE

OUTLET AUBONNE



PLAN DU CENTRE, REZ CENTRE PLAN, GROUND FLOOR



OUTLET AUBONNE

OUTLET AUBONNE et IKEA forment ensemble une des zones commerciales les plus attractives entre Genève et Lausanne attirant des visiteurs dans une zone de chalandise allant jusqu'à 90 minutes. Le centre, d'environ 17'000 m² (44'700 incl. IKEA), comprend environ 50 magasins, offrant principalement des marques internationales, tels que Nike, Adidas, Diesel, Desigual, Levi's et Mango.

OUTLET AUBONNE

OUTLET AUBONNE and IKEA Aubonne as the most successful IKEA store in Switzerland, form together one of the strongest commercial locations between Geneva and Lausanne which attracts visitors up to 90 minutes driving time. The centre, of about 17,000 GLA (44,700 incl. IKEA), consists of 50 shops, offering mostly international fashion-sport brands in a mid-price range such as Nike, Adidas, Diesel, Desigual, Levi's and Mango.

CENTRE FACTS

- Grand opening: 2007
- GLA: 44,700 m² (incl. IKEA)
- 52 shops
- 670 parking spaces
- Anchor tenants: IKEA, Adidas, Diesel, Levi's, Ochsner, Nike

Inter IKEA Centre Switzerland SA

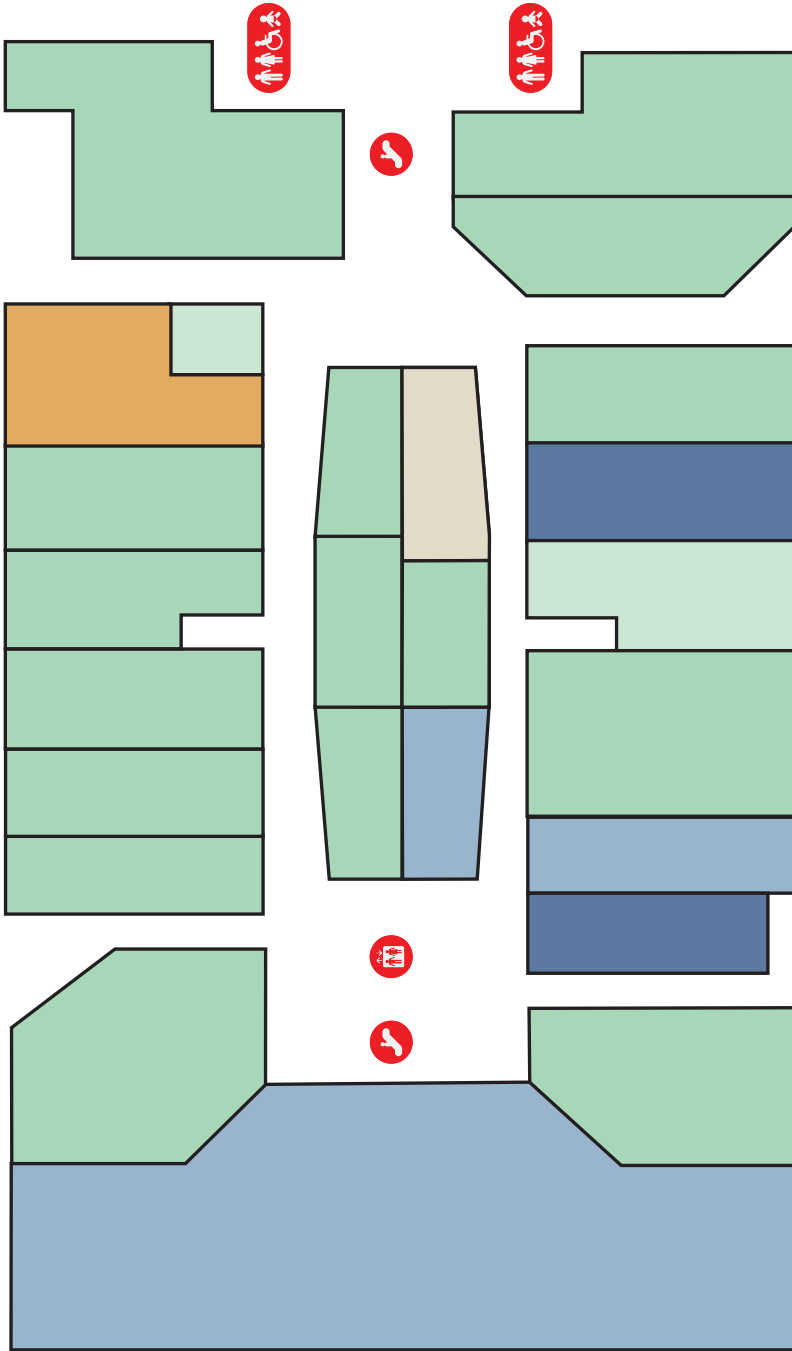
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PLAN DU CENTRE, 1ER ETAGE
CENTRE PLAN, FIRST FLOOR



ZONE DE CHALANDISE CATCHMENT AREA

Primary catchment area
approx. 407,000 inhabitants

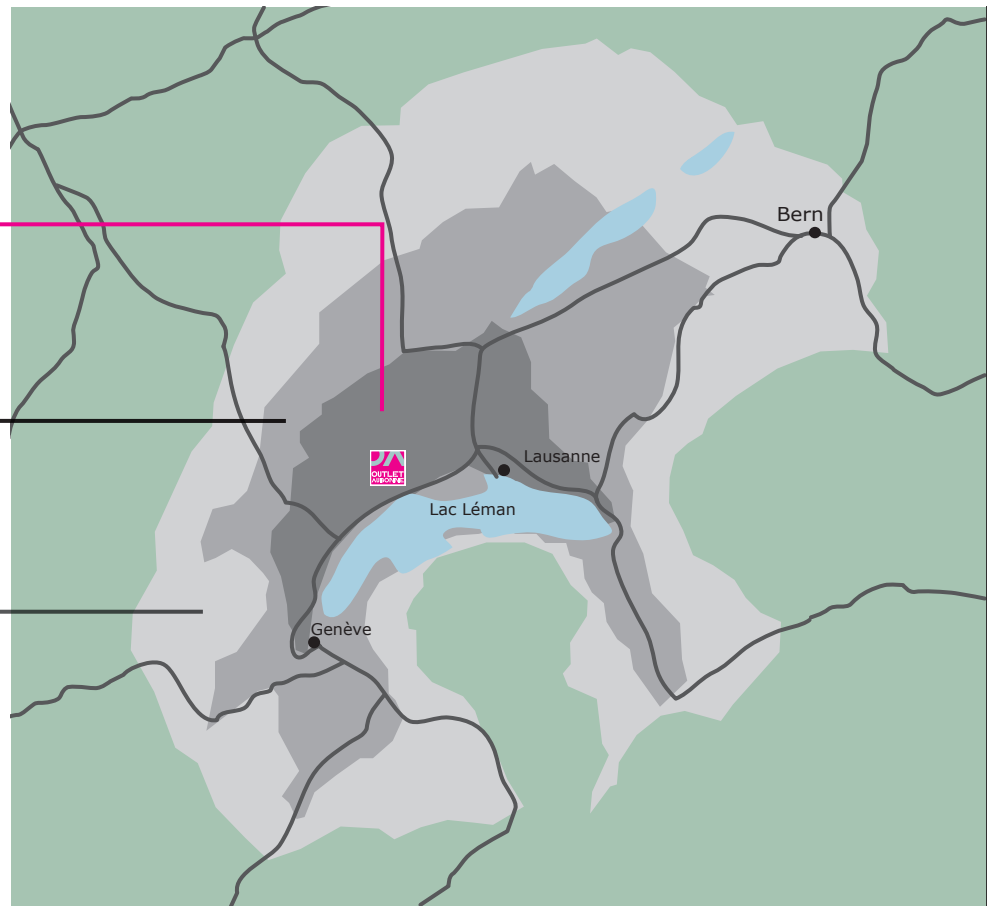
Primary catchment area
approx. 407,000 inhabitants

Secondary catchment area
approx. 632,000 inhabitants

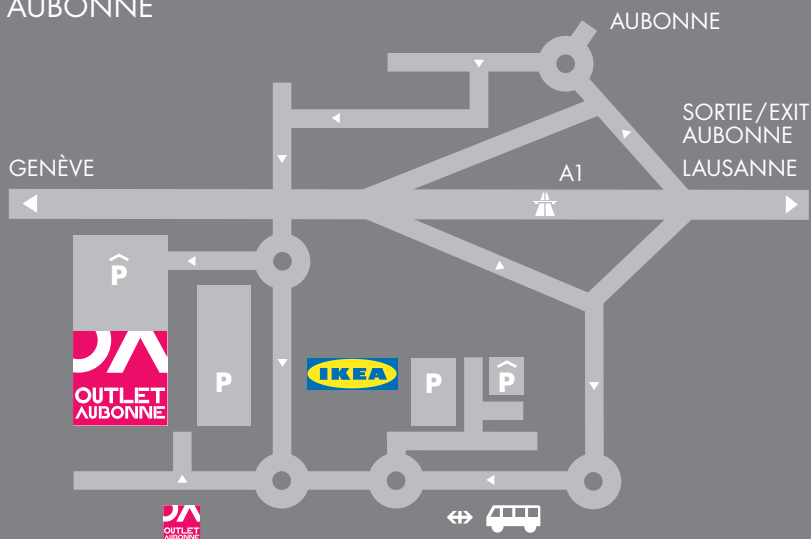
Secondary catchment area
approx. 632,000 inhabitants

Tertiary catchment area
approx. 729,000 inhabitants

Tertiary catchment area
approx. 729,000 inhabitants



AUTOROUTE A1, LAUSANNE-GENÈVE,
SORTIE AUBONNE
A1 MOTORWAY, LAUSANNE-GENEVA,
EXIT AUBONNE



INFRASTRUCTURE

- Zone commerciale très attractive, à proximité de l'autoroute A1 (transit 120'000 véhicules par jour)
- Très bonne visibilité de l'autoroute
- Facile d'accès
- Bonne connexion aux transports publics (bus, train)
- Situé à 30 min de Genève et 15 min de Lausanne
- 300 m du magasin IKEA

INFRASTRUCTURE

- Outstanding location, close to the A1 motorway (intensive traffic 120,000 cars per day)
- Very good visibility from the motorway
- Good accessibility
- Good connection to public transportation
- 30 min. driving time from Geneva and 15 min. driving time from Lausanne
- 300 m from the IKEA Store