



CAP SARAN

Saran, 24 April 2018

Opening of Cap Saran Retail Park at the north of Orléans city

Opening of France's largest retail park on an existing site in 2018

Carmila, Europe's third-largest listed shopping centres company, opens France's biggest retail park creation project adjoining an existing site in 2018, in Saran, at the north of Orléans city. As a continuation of the mall and its historic Carrefour hypermarket, Cap Saran Retail Park will host 34 new stores from the categories of homewares, fashion, leather and restaurants within a 29,000 sq.m retail promenade, bringing the site's total offering to 85 stores. Developed in partnership with Carrefour Property, Cap Saran Retail Park is the cornerstone of the Cents Arpents area's regeneration, main retail area in the Loiret region, a few minutes from the A10 highway (Paris/Bordeaux).

"We are delighted to inaugurate today one of the largest retail parks in France in 2018. This opening illustrates Carmila's strategy, which aims to make Carrefour shopping centres more attractive by bringing in new retailers awaited by residents. We have created a project for the north of Orléans region that allows a number of retailers to open their first store in the Loiret region, particularly in the household equipment sector. We have also strengthened the leisure and restaurant offering, which will help to make Cap Saran a destination for both adults and children. I would like to thank the local elected representatives who have made this project possible, and all Cap Saran's tenants - former and new - who make the shopping centre a true place for everyday living."

Yves Cadélano, Carmila Managing Director and Carrefour Group Real-Estate Director

An opening that is part of the urban regeneration wave

Opened in 1971, extended in 2007 and completely renovated in 2017, Cap Saran shopping centre is located at the northern gateway of Orléans city, in the neighbourhood of Saran, at the heart of the Cent Arpents area.

Driver of a leading commercial area consisting of around 100 retailers, services, and commercial activities, Cap Saran is located alongside the National Road 20 and a few minutes from the highway A10 which links Paris to Bordeaux.

Carmila and Carrefour Property teams have worked **in close collaboration with local elected representatives and the Mayor of Saran**. Cap Saran Retail Park is **part of a larger urban regeneration project** which includes road improvements, a large regional health centre and the creation of a residential district made up of 394 homes.

With an updated and enhanced retail offering, Cap Saran's extension plays a role in **balancing out the north and south of the city**, by offering specialized medium sized units, leisure stores and restaurant facilities to complement the existing offering.

A unique customer journey combining shopping and relaxation

DGLa architects appointed by Carmila and Carrefour Property, worked on the basis of the **concept of landscape** and integration of the environment to design the Retail Park. Its oval shape adapted to the geography of the land, offers a panoramic view over all the stores.



Designed as an **open-air retail promenade**, Cap Saran Retail Park emphasises on nature and combines relaxation and shopping to create a unique customer experience. Protected by a canopy, a green corridor featuring play areas has been created for pedestrians.

Independent buildings in red, with shapes reminiscent of origami, known as **"follies"** offer terraces spaced around pedestrianised areas.

The landscape integration was the architects' main concern when designing the project and has been particularly carefully thought through. The architecture is reminiscent of the image of a clearing in the middle of the woods. The store **facades** are designed in a vertical grid pattern combining two materials: wood and mirrored stainless steel. The wooden slats are

reminiscent of trees and the reflections in the mirrors create a transparency effect, mixing the sky and **plants** bordering the mall.

The site has a parking of **1,100 spaces**, with electric charging points and dedicated carpool spaces to support the development of new forms of transport. Two parkings have also been created at the back of the site for the new stores' employees.

An updated retail offering with 34 new retailers

With the addition of **34 new retailers**, the retail offering has been enhanced to include



personal items and homewares, leisure and restaurants.

Cap Saran offers an innovative merchandising mix combining store sizes from 2,000 to 3,000sq.m suitable to specialised retailers, particularly in homewares, as well as units from 200 to 300sq.m for independent stores.

In order to respond to the expectations of both sporting enthusiasts and beginners, a **sports and leisure section** has been created. This includes Intersport, climbing specialist Hapik and sports and wellbeing studio Basic Fit.

In addition, visitors benefit from a **comprehensive restaurant offering** that will satisfy everyone's culinary desires, including American specialities at Holly's Diner, Portuguese and Mexican food at El Tapas, bistro-style food at the "Les Arcades" brasserie, quality meats at Courtepaille and exceptional coffee at Columbus.

NB: 14 brand new retailers to Orléans

- **Fashion:** Lolë, Acuitis, Who's back
- **Home:** Zôdio, Muy Mucho, Story, La Foir'Fouille,
- **Leisure:** Altermove, Cultura, Hapik, Fête ci Fête ça
- **Restaurants:** Columbus Café, "Les Arcades" Brasserie, El Tapas, Holly's Diner

A site for family life and connected living!

In keeping with its environment, Cap Saran Retail Park has been designed as a plaza offering visitors a number of surprises. With its **"pop nature"** concept, fun natural touches are to be expected!

You may come across strange tortoises, frogs, rabbits or snails wearing the retail park's colours, as well as farm animals in the existing shopping centre.

For both adults and children, there are two play areas, including a playground with a giant frog and another, raised in the form of an **observatory**, as well as tubophones for a fun break.

An events area designed to host various events has been set up at the retail park's entrance. Close by, "**Le Grand Ecr@n**" offers to visitors a social wall on which they can find a wall of selfies, get information about the site, and take a look at Cap Saran's social media.

NB: the retail park, like the whole shopping centre, offers excellent quality **free and unlimited wifi**, allowing the most connected visitors to use their favourite apps.

New and existing retailers enjoy a particularly strong presence on the Cap Saran website and **mobile app**. Providing visitors information, product e-reservations, shopping ideas, store catalogues etc., Cap Saran's digital tools offer a number of solutions to make shopping easier! And the centre's **Facebook** page is also very active with numerous updates and a large community.

Word from the director

"We are today writing a new page in Cap Saran's history. The retail park is a unique place combining shopping, relaxation and leisure with planted decor that pays tribute to our local environment. With its new retailers, many of which are opening their first store in the city, Cap Saran offers local residents a modern retail offering which complements the existing one, ever closer to their expectations. Always looking towards the future, Cap Saran shopping centre and its 85 stores will no doubt be the flagship shopping destination in Orléans."

Christel Garcia, Director of Cap Saran

Cap Saran: committed to the environment and local economic development

Environmentally friendly and energy efficient, Cap Saran Retail Park targets the BREEAM "very good" certification. This international standard recognises the site's environmental qualities.

In terms of biodiversity, the site includes 723 trees and more than 120,000 plants, **of which 70-74% are indigenous plants**. In addition, shelters for insects, nesting boxes for birds and beehives have been installed to protect and develop the site's biodiversity.

To offset the carbon footprint of the site's activities, Carmila has made a commitment to plant more than 2,000 trees close to Saran in **partnership with Reforest'Action**, leader in reforestation from private funds in France.

Cap Saran also supports new forms of transport with its parking including dedicated **carpool** spaces and places for **electric vehicles** with charging points.

Cap Saran plays a leading role in socio-economic development and is also committed to supporting local employment. **300 new jobs** have been created in the new stores in partnership with the city's employment services and local operators. Furthermore, at the height of works, more than **1,000 people** worked on the construction site. In addition, **75% of investment relating to works has been allocated to local companies.**

Cap Saran in figures

- 18 MONTHS OF BUILDING WORKS / +35 STORES, RESTAURANTS & LEISURE FACILITIES
- over 29,000sq.m GLA / 50% OF RETAILERS opening their first store in the Loiret region
- More than 2,000 TREES PLANTED The trees will be planted as of autumn 2018 in Seichesbrières (40 minutes from Orléans) in partnership with Reforest Action
- More than 300 JOBS CREATED
- +1,100 PARKING SPACES

A festive opening ceremony

From April 24 to May 12, a number of events are to be held to celebrate the opening of the retail park and allow residents to discover the new stores, leisure facilities and rediscover Cap Saran shopping centre.

On the agenda:

- Within the retail park:
 - on the promenade, a little train to discover the retail park and rediscover Cap Saran in a new light;
 - next to Maison du Monde, a dedicated children's area and a number of events for the youngest: workshops, giant games, music, dance... New events to be discovered each week;
 - next to the Grand Ecr@n, between Mango and Holly's Diner: a pétanque ground, a relaxation area and an events area for happy hours and after-work drinks, for friends and families to enjoy time together;
 - a Food, Fashion & Trend area next to Kiabi: cooking demonstrations, make-up demonstrations, juice bar... a comprehensive program of events to discover each week, the retail park's.
- In mall, a wacky photo call to immortalise yourself in a spring decor;
- And everywhere: more than €8,000 of prizes to be won with games terminals to win vouchers and gifts from participating stores.

Practical information

2601 Route Nationale 20

45770, Saran

Open: 9:30 a.m. to 8:00 p.m.

About Cap Saran shopping centre

Opened in 1971, extended in 2007 and renovated in 2017, Cap Saran shopping centre is located in the heart of the Cent Arpents commercial area, the main historic district of the city of Orléans. With a catchment area of 390,000 people and benefiting from good accessibility from the A10 and the RN 20, it welcomes around 4 million visitors each year. In April 2017, Cap Saran opened a 29,000 sq.m retail park of additional retail and leisure. The retail complex now consists of 85 stores, services and restaurants around a long-standing Carrefour hypermarket. To find out more, visit: www.cap-saran.com

About Carmila



Carmila was founded to create value from shopping centres attached to Carrefour hypermarkets in France, Spain and Italy. Its portfolio consists of 206 shopping centres and retail parks, most of which are leaders in their catchment area, benefiting from a loyal and regular customer base. Guided by a true retail culture, Carmila takes an innovative approach based on local marketing, digital technology and innovation to serve its retailer partners and benefit customers. Its teams offer all the expertise needed to ensure an attractive retail destination: centre management, lettings, digital marketing and portfolio management. Find out more at <http://www.carmila.com/>

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