

The logo for Sofia Ring Mall is centered on a background of concentric circles. The circles are thin black lines on a gradient background that transitions from a bright yellow-orange in the center to a deep red-orange at the edges. A large white circle is positioned behind the text. The word "sofia" is in a bold, lowercase, sans-serif font, with the 'o' replaced by a solid yellow circle. The word "ring" is in a bold, lowercase, sans-serif font, colored white. Below "ring", the word "MALL" is written in a smaller, uppercase, sans-serif font, also in white.

sofia ring
MALL



Powerful Concept

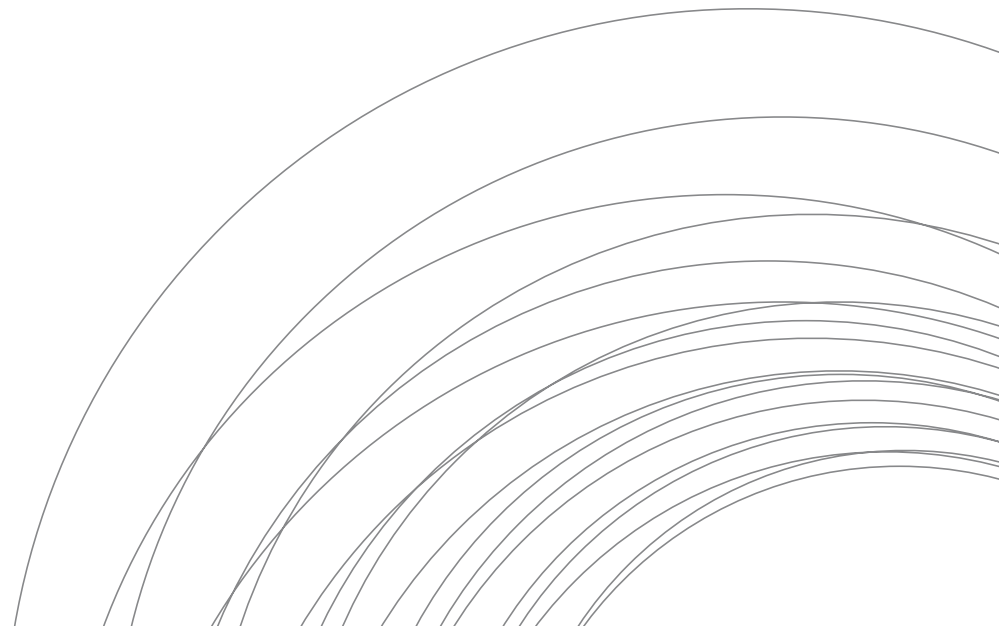
Sofia Ring Mall GLA	69,000 sqm
Sofia Ring Mall GBA	175,000 sqm
IKEA GBA	30,000 sqm
Parking	3,500 spaces
No of retail floors	3
Investment	110 mln EUR

NOT JUST ANOTHER MALL

Connected to the first and only IKEA store in Bulgaria and to a future residential development in the up-and-coming Malinova Dolina district, Sofia Ring Mall becomes a powerful destination with a user-friendly shopping concept. It will also becoming a part of a growing, up-market suburb to the south of Sofia, providing an entertainment and leisure concept that extends beyond its walls to green areas, recreation parks and amazing views towards the city and Vitosha mountain.

DESIGNED FOR PEOPLE

- Atriums flood the center's **recreational areas** with **natural light**.
- **State-of-the-art** construction technologies, with environmentally respectful, energy-efficient engineering systems
- **30%** of the plot used for the project is especially dedicated to green areas.

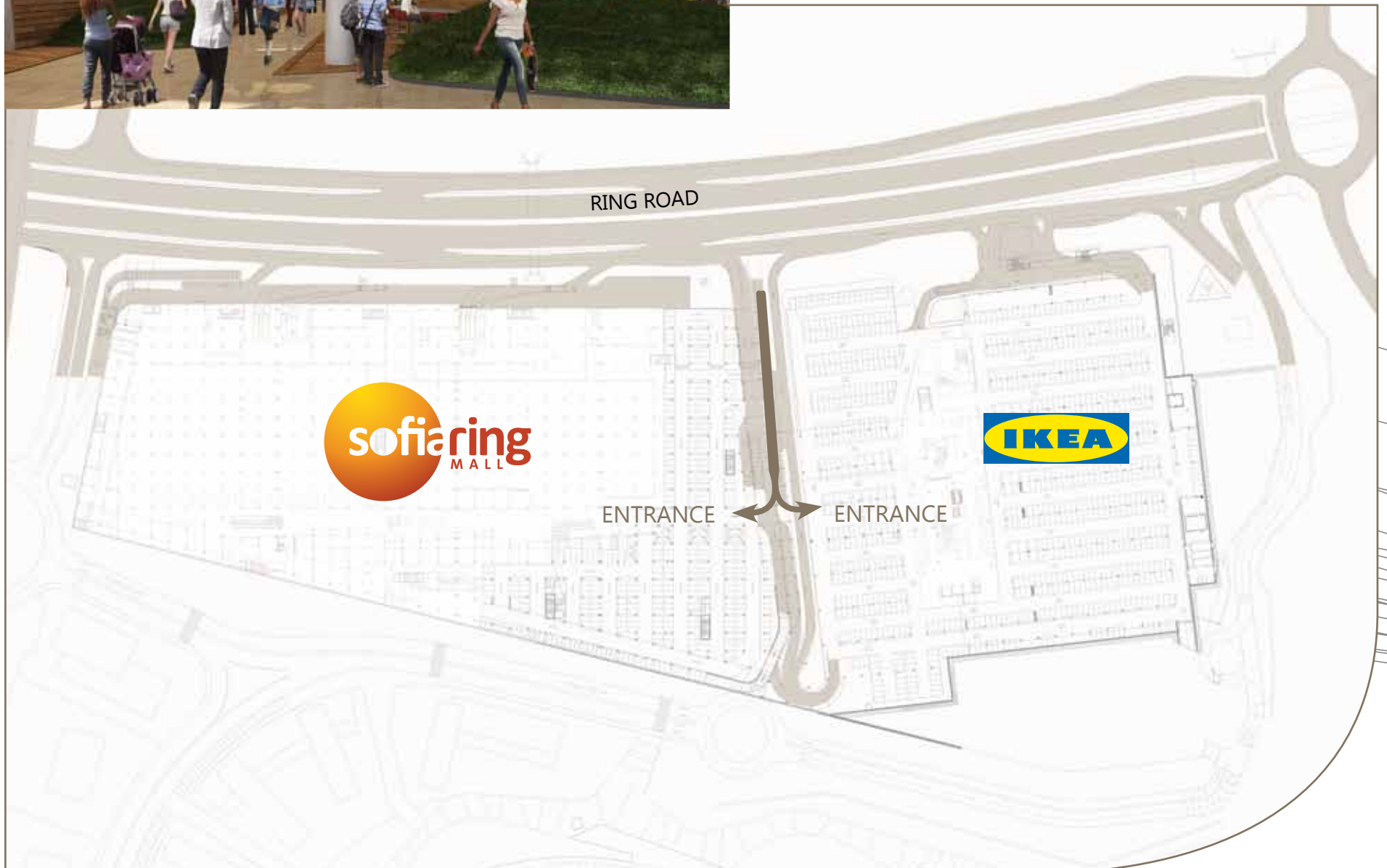


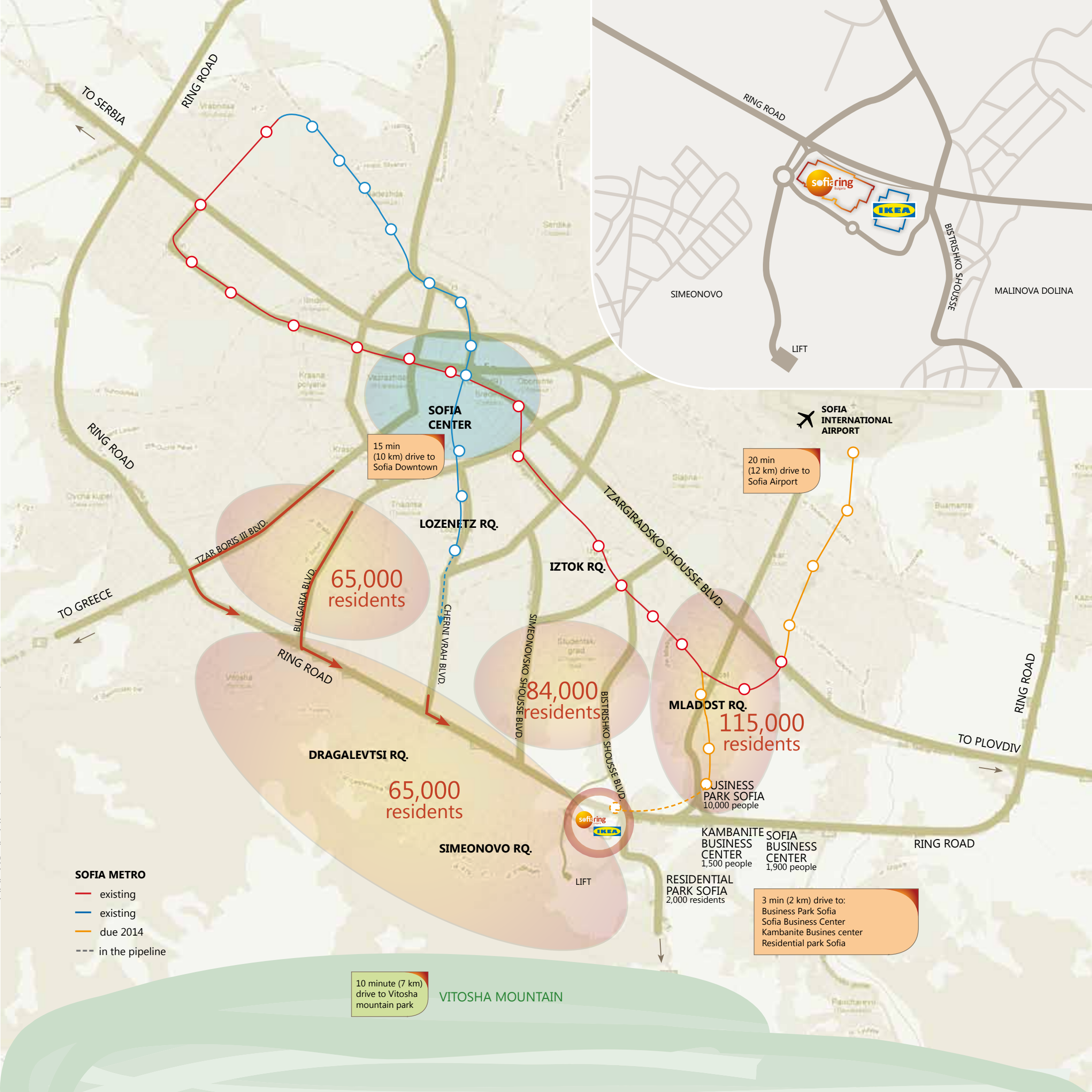
Strategic Location

Regional destination bringing visitors both from Sofia and cities south and north of the capital



Sofia Ring Mall is located on Sofia's newly extended Ring Road, providing fast and comfortable connection to and from all areas of the city. The immediate catchment area where the project is situated is the greenest neighborhood in Sofia and the city's "dream place to live" as well as the fastest expansion area of affluent business and residential neighborhoods with a high population growth.







Key Tenancy Details



- Direct pedestrian connection between Sofia Ring Mall & IKEA
- Common parking
- Fast & easy access

VERSATILE RETAIL MIX

Distributed on three retail levels, Sofia Ring Mall features a tenant mix of over 200. The mix includes various fashion and sports stores, wellness facilities, a 10-screen cinema multiplex, spacious and diverse outdoor and indoor food court.

- More than **25,000 sqm of GLA** are dedicated to anchor tenants as supermarket, DIY store, furniture store, cinema, home electronics store
- More than **20,000 sqm of GLA** are dedicated to fashion brands

IKEA

The first and only retail destination in Bulgaria featuring a fully integrated IKEA store attracts visitors from Sofia and other important cities from northern and southern Bulgaria. The store, which opened in September 2011, provides a wide range of products on a total space of **30,000 sq.m.**

KEY TENANTS

Cine'Grand, Piccadilly Supermarket, Mr.Bricolage, Technomarket, Yavor furniture, Intersport, Public, New Look and others.





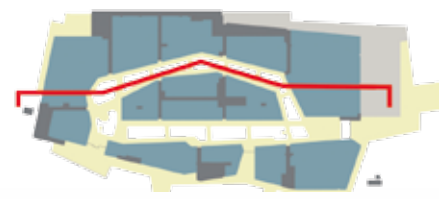


Floor Plans

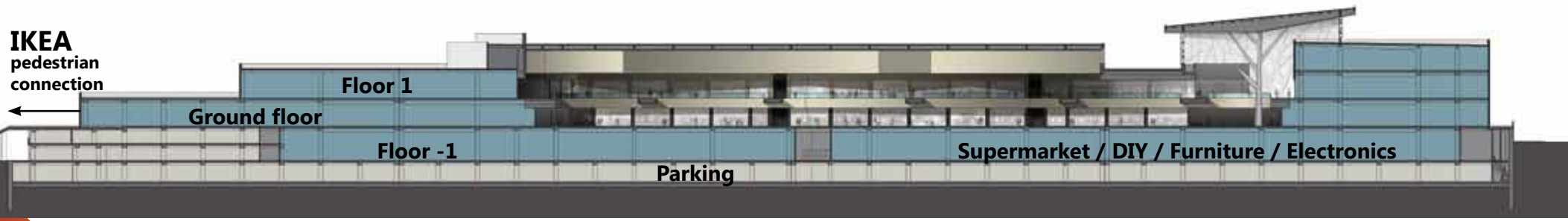
Making use of the natural slope Sofia Ring Mall provides the best combination of easy access and safe pedestrian connection with IKEA



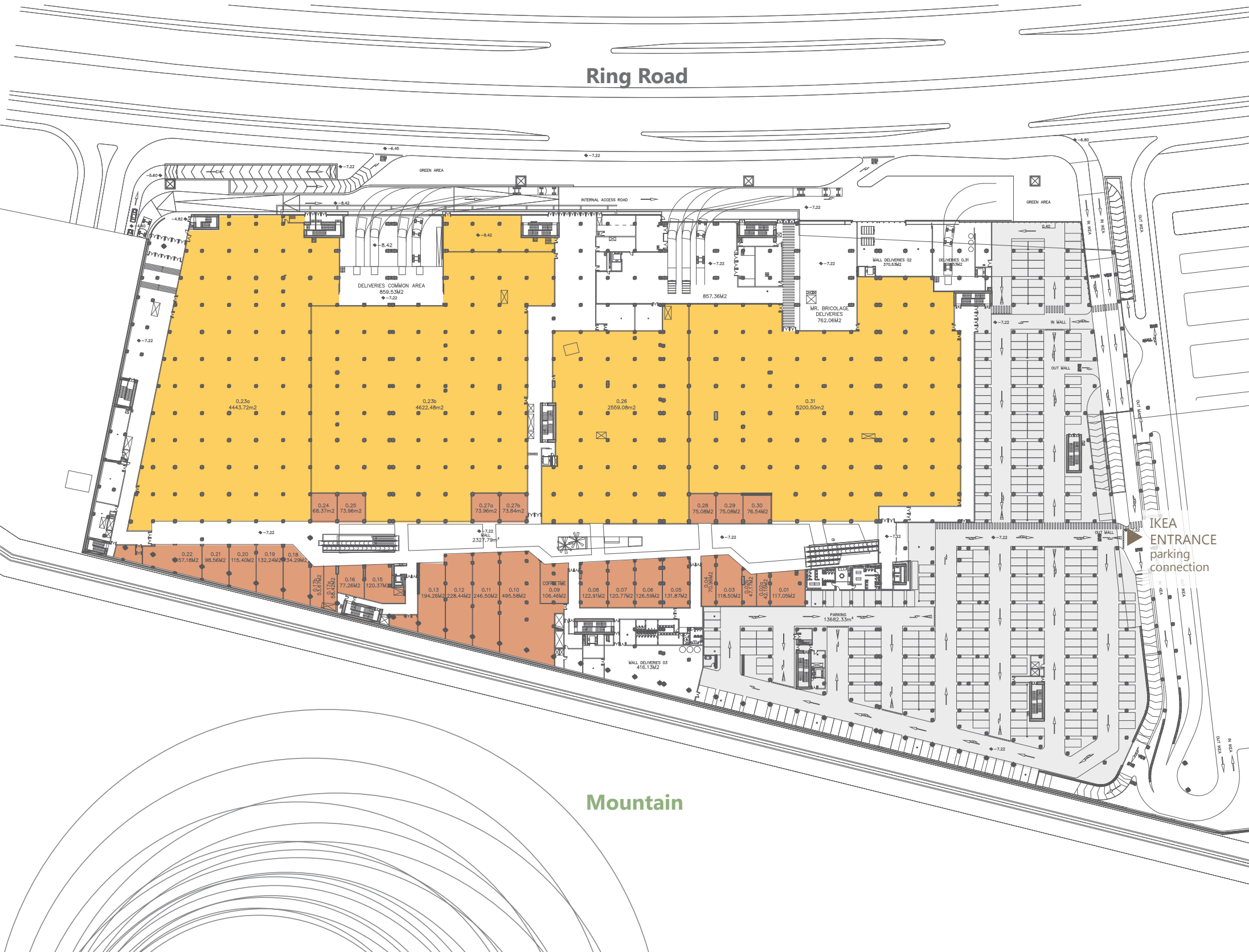
view from the mountain



view from the Ring Road



Floor -1



Ground Floor

Ring Road

Mountain

IKEA
ENTRANCE
pedestrian
connection

MALL
ENTRANCE

slope=3%



Floor 1

Floor 1



The Team



SOFIA SOUTH RING MALL

"Sofia South Ring Mall" EAD is a developing company, acting in the investment, lease and management of the commercial centre Sofia Ring Mall. The company is a joint stock company, owned by two major investors FOURLIS GROUP & DANAOS GROUP.

FOURLIS GROUP is one of the leading groups of companies not only in Greece & Cyprus but in the Balkans as well, providing quality durable goods. The strategy of FOURLIS GROUP is the expansion through companies focused mainly in retail (franchise of IKEA, New Look, Intersport and others) and secondarily in wholesale commerce (represents brands, General Electric, Liebherr and Körting). The DANAOS GROUP is a diversified group of companies engaged in sectors such as shipping, information technology, construction, banking and financial services, listed on the New York Stock Exchange, with a successful track record in the shipping industry of more than 35 years. In the construction sector the Group undertakes commercial and residential construction projects.



COLLIERS INTERNATIONAL

Colliers International is the third-largest commercial real estate services company in the world with 12,500 professionals operating out of more than 522 offices in 62 countries. The company has been active in Bulgaria since 1991 and has become the unquestionable market leader in providing a full range of services to real estate users, owners and investors, including brokerage services, real estate management, investment and valuation services, marketing and legal advisory, etc. Currently Colliers in Bulgaria represents some of the most innovative and professionally planned projects in all segments of the real estate industry, including residential, retail, offices and industrial. Colliers provides exclusive leasing and marketing advisory services to Sofia Ring Mall.



L35

L35 is an international architecture firm with offices in Barcelona, Madrid, Paris and Geneva. The main aim of L35 is excellence in architectural design from the perspective of creative diversity and freedom. Its work covers almost all kinds of architectural forms and emerges from talking to the client and from their objectives, the context and environment, where ideas are the driving force behind the project. The desire for teamwork has existed from its foundation in Barcelona, in 1967. L35 currently has a team of 100 people, managed by 15 partners and 17 associates. The group, with more than 20 nationalities, combines experience, youth and talent to obtain the best projects.



SKICA STUDIO

Skica Studio - Skica Studio is a rapidly growing practice with a flexible, innovative and highly-professional approach towards architecture design, urban planning and development consulting. Skica Studio has built a track record of well-selected projects in the field of office, commercial, residential and industrial design, as well as special purpose buildings and urban planning. The company is following both local and international standards in project management, concept development and building design, providing a complex feasibility of the project's potential and architecture that matches client's and market demand.





INVESTOR
Sofia South Ring Mall



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