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International Retail Leasing Hub

4-5 November 2025

Palais des Festivals, Cannes

6 November: NextGen Retail Day
(by invitation only)

RETAIL PROPERTY PROJECTS

A selection of projects showcased at MAPIC.

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Roma Outlet Village

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate

www.arcusrealestate.com

WHERE / WHEN?

- City: **Rome (Sant'Oreste)**
- Region: **Lazio**
- Developer(s): **Westi S.r.l. (Part of Odissea Group)**
- Management: **Arcus Real Estate (Percassi Group)**
- Owner(s) / Investor(s): **Westi S.r.l. (Part of Odissea Group)**
- Architect(s): **Studio De8**
- Opening date: **Second half of 2026 (Phase 1)**
- Total GLA: **21,000 m² Phase 1 (+11,000 m² Phase 2)**
- Nb of brands / stores: **100 in Phase 1**
- Catchment area: **6.2 million residents within 120 minutes**

PROJECT DESCRIPTION

Strategically located on the A1 motorway, Roma Outlet Village is the new outlet of the Italian capital. Opening in second half of 2026, it will feature 100 stores in Phase 1, expanding to 150 upon completion. Designed with Italian elegance and sustainability at its core, the Village will integrate international fashion and lifestyle brands with premium hospitality and guest services. With a strong tourist appeal and a wide metropolitan catchment area, it will position Rome as a key hub for luxury outlet retail in Southern Europe.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • People services • ESG service providers (Solar panel, EV recharging, etc.)



Souq7

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Azad Properties

www.souq7.sa

WHERE / WHEN?

- City: **Jeddah, Saudi Arabia**
- Region: **Makkah**
- Developer(s): **Azad Properties**
- Owner(s) / Investor(s): **Azad Properties**
- Architect(s): **DLR**
- Opening date: **December 2025**
- Total GLA: **420,000 m²**
- Nb of brands / stores: **720+**
- Catchment area: **1.45 million**

PROJECT DESCRIPTION

Souq7 is Jeddah's landmark retail and cultural destination, reimagining the traditional Saudi souq with a modern vision. Spanning 728,000m² and home to over 4,000 shops across seven distinct zones, it blends heritage with innovation to create a destination of discovery. Beyond shopping, Souq7 serves as a social and cultural hub, supporting SMEs, generating over 24,000 jobs, and aligning with Vision 2030 by enriching lifestyles, empowering businesses, and welcoming millions of visitors each year.

LOOKING FOR

Fashion & lifestyle retailers / Restaurant and F&B chains/ Leisure concepts

CENOMI CENTERS



Westfield
RIYADH



Westfield Riyadh

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/Hospitality/Office/Residential/Leisure

PRESENTED BY

Cenomi

www.cenomi.com

WHERE / WHEN?

- City: **Riyadh**
- Region: **Saudi Arabia**
- Developer(s): **Cenomi Centers**
- Owner(s) / Investor(s): **Cenomi Centers**
- Architect(s): **Echo Architecture**
- Total GLA: **220,000 m²**
- Land Area: **505,000 m²**
- Nb of brands / stores: **300+**
- Catchment area: **4 million within 30 minute drive**

PROJECT DESCRIPTION

Opening in 2026, Westfield Riyadh by Cenomi, a mixed-use development, will be a landmark mall in Saudi Arabia, blending heritage with futuristic design. With 300+ stores, a luxury precinct, fashion avenue, lifestyle offering, immersive entertainment, and four food districts, it's set to attract 24 million annual visitors. Westfield Riyadh by Cenomi is the first GOLD-LEED certified mall in Riyadh, with 5000+ trees and plants, 50% less water usage, cutting-edge sustainable materials, 24% energy savings, and a best-in-class waste management system, setting a new benchmark in sustainability.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains
• Leisure concepts • People services • Corporate offices
• ESG service providers



RE: Liljeholmen

TYPE OF PROJECT

New / Extension / Refurbishment

TYPE OF ASSET

Retail / Hospitality / Office / Residential / Leisure

PRESENTED BY

Citycon

citycon.com/re-liljeholmen

WHERE / WHEN?

- City: **Stockholm**
- Region: **Stockholm, Liljeholmen**
- Developer(s): **Citycon**
- Owner(s) / Investor(s): **Citycon**
- Architect(s): **Wester + Elsnér Architects**
- Opening date: **2033**
- Total GLA: **70,000m²**
- Nb of brands / stores: **120+**
- Catchment area: **463,000**

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • People services • Corporate offices • ESG service providers

PROJECT DESCRIPTION

With RE: Liljeholmen development project, a new city district is being created with 3,000 workplaces and a new indoor walkway, a place for new meetings and experiences.

RE:Liljeholmen will include new and refurbished areas total just over 70 000m², distributed between offices, hotels, retail, services, culture and public meeting places. A new metroline will have a station directly connected to the centre. The existing healthcare building will be completely renovated and modernised.

The project has passed the second public consultation and after city council approval, it will reach legal force. Citycon's new developments target a minimum of BREEAM Excellent or equivalent.



Fashion House Outlet Centre Pallady

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail

PRESENTED BY

Fashion House Group
www.fashionhouse.ro

WHERE / WHEN?

- City: **Bucharest**
- Region: **East Bucharest**
- Developer(s): **Liebrecht & Wood**
- Owner(s) / Investor(s): **Liebrecht & Wood**
- Architect(s): **DMA**
- Opening date: **June 2024**
- Total GLA: **5,700m²**
- Nb of brands / stores: **38**
- Catchment area: **2 millions**

PROJECT DESCRIPTION

Launched in 2021 on the A2 Bucharest, Fashion House Pallady has distinguished itself with open-air galleries and an architectural approach inspired by Bucharest's Belle Époque. The decision to expand quickly was bolstered by the strong performance of Fashion House Militari, the first outlet centre in Romania, opened in 2008. Fashion House Outlet Centre Pallady officially inaugurated mid 2024 with the second phase of its project, bringing to the fore well-known brands such as Adidas, Tommy Hilfiger, Calvin Klein, Under Armour, D'S Damat, Guess, and others.

LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts
• People services



Promenada Village

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail/Residential/Leisure

PRESENTED BY

G City Europe

www.g-cityeu.com

WHERE / WHEN?

- City: **Warsaw**
- Country: **Poland**
- Region: **CEE**
- Developer(s): **G City Europe**
- Owner(s) / Investor(s): **G City Europe**
- Architect(s): **MOFO/PBPA**
- Opening date: **2029**
- Total GLA: **72,130 m²**
- Nb of brands/stores: **220**
- Catchment area: **1.4 million within 30 minutes**

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains
• Leisure concepts

PROJECT DESCRIPTION

Promenada mall, located on the right bank of Warsaw's Vistula River, is expanding its retail and leisure offer to circa 72,100 sqm GLA - with an additional of 23,700 sqm dedicated to shopping, dining, and leisure.

The project will introduce an enlarged food court and entertainment hub, evolving into a dynamic mixed-use destination. By 2029, Promenada Village will consist of over 220 stores, 1,200 modern apartments, green leisure zones, playgrounds, and open-air fitness.

With excellent transport links and a catchment area of 1.4 million residents within 30 minutes, it will redefine urban living, shopping, and leisure in Warsaw.

getliving



The Elephant

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/Hospitality/Leisure/Office/Residential/Education

PRESENTED BY

Get Living

TheElephant.com

WHERE / WHEN?

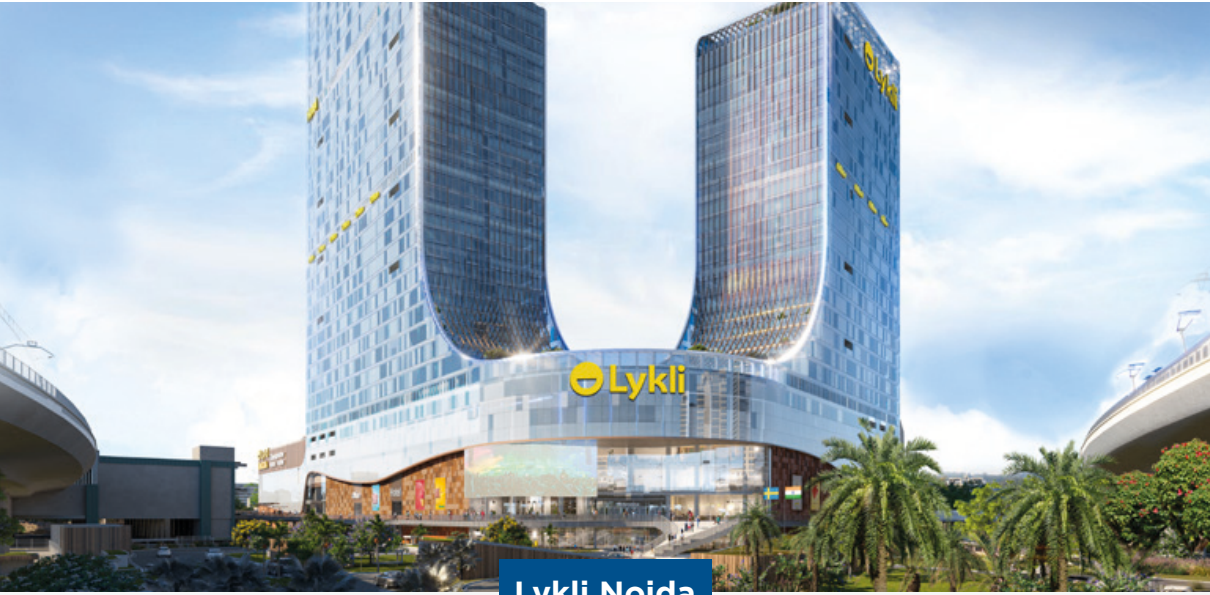
- City: **London**
- Region: **England**
- Country: **United Kingdom**
- Developer(s): **Get Living**
- Owner(s)/Investor(s): **Get Living**
- Architect(s): **Allies and Morrison**
- Opening date: **Autumn 2026**
- Total GLA: **Circa 128,200m²**
- Nb of brands/stores: **Around 50**
- Catchment area: **1.3 million**

PROJECT DESCRIPTION

The Elephant sits at the heart of Elephant & Castle's £4 billion regeneration in London's Zone 1. Get Living's bold new mixed-use destination combines 12,500m² of shops, dining and leisure with a London College of Communication campus, 485 new homes and flexible workspaces. A blend of independent and leading brands with public spaces, events and connectivity, The Elephant celebrates a melting pot of cultures with diversity and inclusivity at its heart. A thriving sustainable destination for residents, visitors, students, and workers alike — The Elephant redefines where London's commerce, creativity and community converge.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B • Leisure concepts
• People services • Corporate offices



Lykli Noida

TYPE OF PROJECT

New / Extension / Refurbishment

TYPE OF ASSET

Retail / Hospitality / Office / Leisure

PRESENTED BY

Ingka Centres

www.ingkacentres.com

WHERE / WHEN?

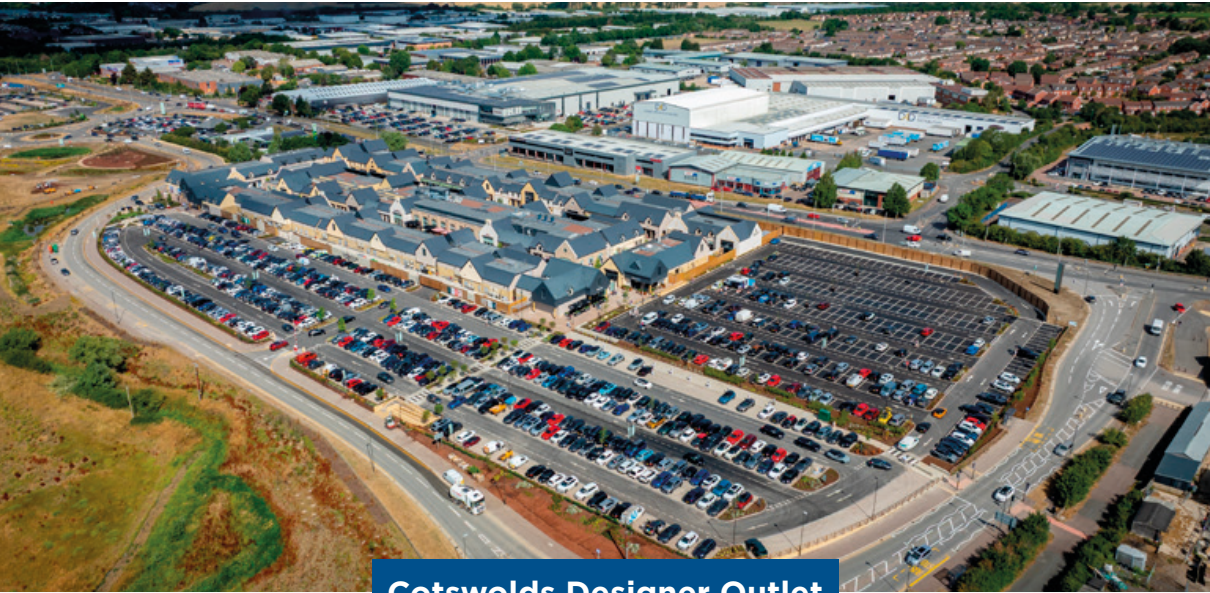
- City: **Noida**
- Region: **Uttar Pradesh**
- Developer(s): **Ingka Centres**
- Owner(s) / Investor(s): **Ingka Centres**
- Architect(s): **Design International**
- Opening date: **2028**
- Total GLA: **156,327 m²**
- Nb of brands / stores: **240**
- Catchment area: **5.3 million**

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • People services • Corporate offices • ESG service providers (solar panels, EV car charging station, water recycling and rainwater harvesting)

PROJECT DESCRIPTION

Lykli Noida, Ingka Centres' latest development, is a mixed-use project featuring diverse retail, anchored by the IKEA store, two office towers and a hotel. The meeting place concept also facilitates the needs and preferences of 'Fast City' (convenient and seamless experiences) and 'Slow City' (escaping from the hectic day-to-day hustle and embracing calmness and tranquillity). Strategically located in Delhi NCR, with seamless metro access, Lykli Noida expects a footfall of 25 million visitors annually. The company aims for 35% energy efficiency and 100% renewable energy usage in our operations, as well as 53% water efficiency by 2030. Ingka Centres is pursuing LEED Platinum and WELL Gold Certifications (offices).



Cotswolds Designer Outlet

TYPE OF PROJECT

New Designer Outlet Centre

TYPE OF ASSET

Retail

PRESENTED BY

Multi-Realm

multirealm.com

WHERE / WHEN?

- City: **Tewkesbury**
- Region: **Gloucestershire, UK**
- Developer(s): **Robert Hitchins**
- Owner(s) / Investor(s): **Robert Hitchins**
- Architect(s): **Roberts Limbrick**
- Opening date: **16 July 2025**
- Total GLA: **12,634 m²12,634**
- Nb of brands / stores: **52**
- Catchment area: **11.8 million**

PROJECT DESCRIPTION

Cotswolds Designer Outlet in Tewkesbury, UK is the 32nd outlet scheme to open in the UK. The developer has used the opportunity to create one of the most accessible and authentic retail developments with local and regional architecture, significant attention to landscaping and planting to create a haven for relaxed shopping with 5-star facilities and a guest culture. Sustainability is evident in the choice of local building materials, many of the stores have been encouraged to deliver their most sustainable stores and even the mall lampposts have bug hotels within them. There are 20 EV charging point and a meadow directly opposite the development is being used for biodiversity and bee hives.

LOOKING FOR

Retail • F&B brands



Promenada Mall Bucharest

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail/Hospitality/Office

PRESENTED BY

NEPI Rockcastle

www.nepirockcastle.com

WHERE / WHEN?

- City: **Bucharest**
- Region: **Romania**
- Developer(s): **NEPI Rockcastle**
- Owner(s) / Investor(s): **NEPI Rockcastle**
- Architect(s): **NEPI Rockcastle**
- Opening date: **Early 2027**
- Total GLA: **55,400m² extension, 39,300m² existing mall**
- Nb of brands / stores: **166 current brands**
- Catchment area: **940,400 people within 30 minutes**

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts
• People services • Corporate offices • ESG service providers (Solar panel, Electric car recharging...)
Other: hotel, office, live theatre

PROJECT DESCRIPTION

NEPI Rockcastle is expanding Promenada Mall Bucharest with a 55,400m² extension to the existing 39,300m² shopping centre, transforming it into a dynamic mixed-use destination.

Considered the largest retail development currently under construction in CEE, the new destination is combining retail, office spaces, a live theatre, a state-of-the-art cinema, and a four-star international business hotel. This development responds to strong demand from international retailers seeking prime space in the heart of Bucharest's most affluent district.

With this project, NEPI Rockcastle is reinforcing its leading position in Romania, one of the most dynamic retail markets in Europe.

ROS - RETAIL OUTLET SHOPPING (FREY GROUP)



Malmö Designer Village

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/Leisure

PRESENTED BY

Frey Group, ROS Retail Outlet Shopping
malmodesignervillage.com

WHERE / WHEN?

- City: **Löddeköpinge**
- Region: **Skåne**
- Developer(s): **Rioja Estates in cooperation with Outlet Insight**
- Owner(s)/Investor(s): **FREY Group**
- Architect(s): **Mathias Holder Architects**
- Opening date: **Phase 1: 2027**
- Total GLA: **Phase 1: 18,000 m²; Phase 2: 26,000 m²**
- Nb of brands/stores: **130**
- Catchment area: **3.8 million within 90 minutes**

PROJECT DESCRIPTION

Malmö Designer Village will host over 130 international & Scandinavian fashion and lifestyle brands on a GLA of 26,000 m². The outlet village will feature a unique sustainable design with landscaped gardens, a Street Food Market, cafés & restaurants, a playground and further facilities. The project is committed to sustainability and environmental responsibility, aiming for the BREEAM Excellent certification. Sustainability is ensured through, for example, solar panels, a geothermal heating system, bike lanes and parking spots, e-car charging stations as well as the use of local building materials.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains
• Leisure concepts • People services • ESG service providers (Solar panel, Electric car recharging...)



GaiaShopping

TYPE OF PROJECT

Extension and Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Sonae Sierra

www.sonaesierra.com

WHERE / WHEN?

- City: **Vila Nova de Gaia**
- Region: **Oporto**
- Country: **Portugal**
- Developer(s): **Reify**
- Owner(s) / Investor(s): **Sierra Portugal Fund and Sierra Retail Ventures**
- Architect(s): **Reify**
- Opening date: **Q4 2026**
- Total GLA: **10,000 m²**
- Nb of brands / stores: **Five new anchors**
- Catchment area: **0.5 million**

PROJECT DESCRIPTION

SonaeSierra is implementing a €35 million strategic project in a bid to unlock GaiaShopping's full potential and consolidate its leading position in the catchment area. Gaia's image is no longer aligned with market and customer expectations, and therefore the project will address that by delivering a full transformation and modernisation. It will enhance Gaia's appeal, improve the customer experience, attract key anchors, and strengthen the tenant mix. It was designed with sustainability at its core, applying life cycle assessment principles, and will contribute to the urban renewal of a key area in Vila Novade Gaia.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains
• Leisure concepts