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International Retail Leasing Hub

**3-4
NOV.
2026**

PALAIS DES FESTIVALS

**CANNES
FRANCE**

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 (Part of Odissea Group)**
- Management: **Arcus Real Estate (owned by Stilo Immobiliare/ Finanziaria /Percassi Group)**
- Owner(s) / Investor(s): **Westi (Part of Odissea Group)**
- Architect(s): **Studio De8**
- Opening date: **7 November 2026 (Phase 1)**
- Total GLA: **21,000 m² Phase 1 (+11,000 m² Phase 2)**
- Nb of brands / stores: **Phase 1. 90; Phase 2, 60+**
- Catchment area: **6.2 million residents within 120 minutes**

PROJECT DESCRIPTION

Strategically located on the A1 motorway, Roma Outlet Village is the new outlet for the Italian capital. Opening in November 2026, it will feature 90 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



Torino Outlet Village

TYPE OF PROJECT

Existing / New Development

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate

www.arcusrealestate.com

WHERE / WHEN?

- City: **Settimo Torinese (Turin)**
- Region: **Piedmont**
- Developer(s): **Westi (Part of Odissea Group)**
- Management: **Arcus Real Estate (owned by Stilo Immobiliare/ Finanziaria /Percassi Group)**
- Owner(s) / Investor(s): **Orion Capital Partners**
- Architect(s): **Claudio Silvestrin Architects**
- Opening date: **2017 Phase 1 plus extension 2025 Phase 2**
- Total GLA: **Approximately 31,000m²**
- Nb of brands/stores: **Approximately 140**
- Catchment area: **4.5 million within 90 minutes (Italy, France, Switzerland)**

PROJECT DESCRIPTION

Torino Outlet Village, designed by Claudio Silvestrin, is a landmark destination for Northern Italy and the cross-border region with France and Switzerland. With 140 boutiques offering international fashion and lifestyle brands, the Village combines minimalist architecture with premium shopping and hospitality. Easily accessible from Turin, Milan, and major airports, it benefits from a broad international catchment area. Sustainability initiatives include energy-efficient design, EV charging stations, and eco-friendly operations.

LOOKING FOR

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



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: **Grand Opening December 2025**
- Total GLA: **420,000+ m²**
- Nb of brands / stores: **1,000+**
- Catchment area: **1,450,550 population**

PROJECT DESCRIPTION

Spanning 720,000m², with more than 3,500 units across seven specialised zones, Souq7 is one of the world's largest purpose-built, modern open-air souqs, reimagining the traditional market as a contemporary retail, leisure and cultural destination. Since opening in Jeddah in December 2025, it has rapidly gained momentum, drawing strong visitor engagement through high-profile experiences and creating new opportunities for brands and entrepreneurs. Its vibrant, walkable setting brings Saudi character to life while contributing to the Kingdom's Vision 2030 ambitions.

LOOKING FOR

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



Westfield Jeddah

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/Leisure

PRESENTED BY

Cenomi

www.cenomi.com

WHERE / WHEN?

- City: **Jeddah**
- Region: **Western**
- Developer(s): **Cenomi Centers**
- Owner(s) / Investor(s): **Cenomi Centers**
- Architect(s): **Echo Architecture**
- Total GLA: **104,000+ m²**
- Land Area: **170,000+ m²**
- Nb of brands / stores: **300+**
- Catchment area: **2.5 million per year (30 minute drive)**

LOOKING FOR

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

PROJECT DESCRIPTION

Westfield Jeddah by Cenomi is a landmark retail and lifestyle destination redefining the experience in Saudi Arabia. Bringing together 300+ stores, an international luxury precinct, fashion and lifestyle offerings, immersive entertainment and three signature dining districts, the destination offers a new benchmark for shopping, dining and experiences in Jeddah. Designed to welcome more than 18 million visitors annually, Westfield Jeddah combines distinctive architecture with a dynamic mix of global and local experiences. As the first LEED Gold-certified mall in Jeddah, it also sets a new standard for sustainable retail, delivering 50% less water consumption, 24% energy savings and best-in-class waste management and sustainable materials.



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: **Central**
- 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: **400+**
- Catchment area: **4 million per year (30 minute drive)**

LOOKING FOR

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

PROJECT DESCRIPTION

Opening in 2026, Westfield Riyadh by Cenomi is set to become Saudi Arabia's leading retail, lifestyle and entertainment destination, bringing together an unparalleled mix of luxury, fashion, dining, culture and immersive experiences. Spanning 220,000m² GLA, the destination will feature 400+ stores, 70+ flagship stores, 30+ Saudi debuts and a 30,000m² luxury precinct housing 90+ brands, alongside four signature dining districts, 30+ entertainment experiences, a kids' theme park and Saudi's first 'sportstainment' hub. Designed to be a destination beyond retail, Westfield Riyadh combines world-class architecture, including the Kingdom's largest 38,000m² skylight, with premium services, offices and lifestyle experiences to create a new benchmark for destination development in the Kingdom. As Riyadh's first Gold-LEED certified mall, sustainability is embedded throughout the destination, with 6,000+ trees and plants, 50% less water usage, 24% energy savings and best-in-class waste management.



EntreCampos

TYPE OF PROJECT

New / Extension / Refurbishment

TYPE OF ASSET

Retail / Office / Residential

PRESENTED BY

Fidelidade Property
www.entrecampos.pt

WHERE / WHEN?

- City: **Lisbon**
- Region: **Lisbon**
- Developer(s): **Fidelidade Property**
- Owner(s) / Investor(s): **Fidelidade Property**
- Architect(s): **KPF + Saraiva e Associados**
| Siza Vieira + Eduardo Souto de Moura + Ana Costa
- Opening date: **2029**
- Total GLA: **20,000 m²**
- Nb of brands / stores: **55+**
- Catchment area: **6500,000 within 20 minutes,**
1 million-plus in over 30 minutes

PROJECT DESCRIPTION

EntreCampos is Lisbon's new mixed-use urban district, bringing together offices, homes, retail, restaurants and public spaces in a highly connected central location. Sustainability is embedded in the project through energy-efficient buildings, geothermal energy, green public areas and advanced technology designed to reduce environmental impact and carbon emissions. EntreCampos is also targeting LEED Gold neighbourhood certification and WiredScore, setting new standards for sustainable urban development in Portugal.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Malmö Designer Village

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

FREY

www.malmodesignervillage.com

WHERE / WHEN?

- City: **Löddeköpinge**
- Region: **Southern Sweden**
- Developer(s): **FREY**
- Owner(s) / Investor(s): **FREY**
- Architect(s): **Holder Mathias Architects**
- Opening date: **May 2027**
- Total GLA: **26,000 m²**
- Nb of brands / stores: **90**
- Catchment area: **3.8 million inhabitants within a 90-minute drive**

PROJECT DESCRIPTION

Malmö Designer Village is a future premium outlet destination located in Löddeköpinge, strategically positioned between Malmö and Copenhagen. The outlet is designed to serve a catchment area of 3.8 million inhabitants within a 90-minute drive, attracting both Swedish and Danish residents as well as international tourists. It will be the largest outlet in Scandinavia and the first premium outlet village for the Greater Copenhagen region. Malmö Designer Village will be home to over 130 international and Scandinavian fashion and lifestyle brands, 30-70% off, all year round.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Lykli Gurugram

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/ Office

PRESENTED BY

Ingka Centres

www.ingkacentres.com

WHERE / WHEN?

- City: **Gurugram**
- Region: **Haryana**
- Developer(s): **Ingka Centres**
- Owner(s)/Investor(s): **Ingka Centres**
- Architect(s): **Broadway Malyan**
- Opening date: **2027**
- Total GLA: **105,322 m²**
- Nb of brands/stores: **220**
- Catchment area: **2.9 million**

LOOKING FOR

Fashion & lifestyle retailers • Technology and consumer lifestyle brands, Digital Native Vertical Brands
 • Restaurant and F&B chains • Leisure & Entertainment concepts • Health & Wellness and Fitness concepts
 • Home & Interior brands • Experiential & Community-led concepts • Corporate • Flexible office spaces
 • ESG & Sustainability service providers

PROJECT DESCRIPTION

Lykli Gurugram, Ingka Centres' mixed-use development near New Delhi, India anchored by an IKEA store, brings together retail, F&B, leisure, cultural hubs, and office spaces. Designed as a garden within the city, the meeting place aims to foster connection, well-being and community engagement through its 'feel good, do good' philosophy. The development will welcome more than 20 million visitors annually and will offer a customer journey that transitions from active retail environments to dining, entertainment, and a central focal garden. The project is LEED BD+C v4 Platinum pre-certified and is pursuing WELL Gold certification, targeting 35% energy efficiency, 100% renewable energy in operations, and 53% water efficiency.



Lykli Noida

TYPE OF PROJECT

New

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: **Phase 1 target 2028**
- Total GLA: **156,327 m²**
- Nb of brands / stores: **240**
- Catchment area: **5.3 million**

LOOKING FOR

Fashion & lifestyle retailers • Technology and consumer lifestyle brands • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • Health & Wellness and Fitness 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). Located in Delhi NCR, India 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).



Aushopping V2, Villeneuve d'Ascq

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Nhood
www.nhood.com

WHERE / WHEN?

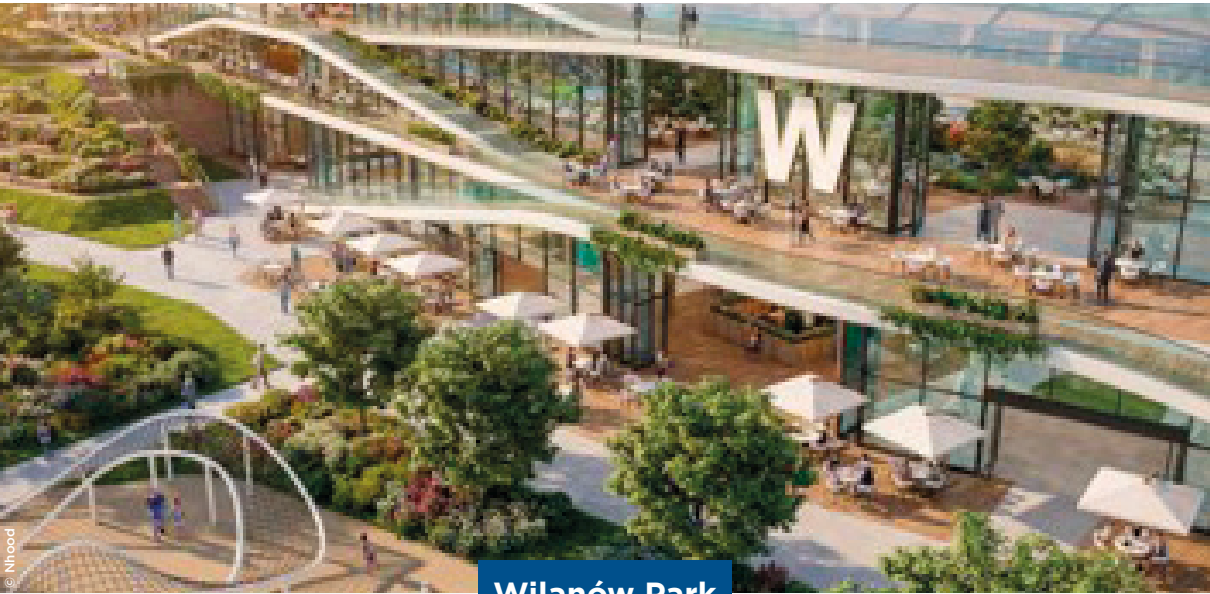
- City: **Villeneuve d'Ascq**
- Region: **Hauts-de-France**
- Developer(s): **Nhood**
- Owner(s) / Investor(s): **Ceetrus**
- Architect(s): **Projex - Avant-propos et Pierre & Maurice**
- Opening date: **1977, with new delivery date September 2027**
- Total GLA: **154,000 m² of retail gallery space**
- Nb of brands / stores: **130 boutiques**
- Catchment area: **620,000 people**

PROJECT DESCRIPTION

Aushopping V2 in Villeneuve-d'Ascq is undergoing a major transformation to strengthen its position as a regional destination. The redevelopment of the Auchan hypermarket will release 10,500 m² of GLA, enabling the creation of 17 new retail units, including eight mid-size stores, scheduled to open in Q3 2027. The project will enhance customer flow through a new mall corridor, increased natural daylight and improved integration with the surrounding neighborhood. It also includes energy-efficiency measures, optimization of existing space, and carbon footprint reduction, ahead of a new Food & Leisure-focused development phase planned for 2028.

LOOKING FOR

- Fashion & lifestyle retailers • Beauty retailers
• Restaurant and F&B concepts • Leisure experience
• Digital Native Vertical Brands



Wilanów Park

TYPE OF PROJECT

New

TYPE OF ASSET

Retail/Leisure/F&B

PRESENTED BY

Nhood

www.nhood.com

WHERE / WHEN?

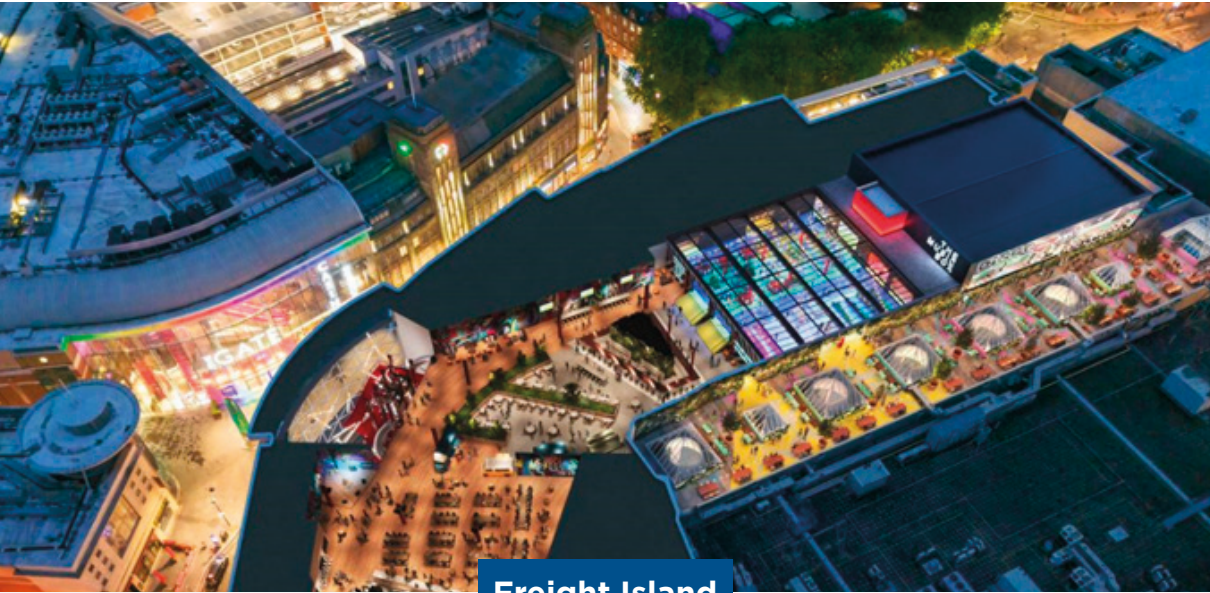
- City: **Warsaw, Wilanów district**
- Region: **Mazovian**
- Developer(s): **Nhood Poland Services**
- Owner(s) / Investor(s): **Ceetrus, Apsys**
- Architect(s): **BEG Ingénierie (& SUD Polska; RSAK – the Park)**
- Opening date: **2029**
- Total GLA: **64,000 m² across three buildings**
- Nb of brands / stores: **180**
- Catchment area: **2.8 million people within 30 minutes**

PROJECT DESCRIPTION

Wilanów Park is a new urban destination in Warsaw's Wilanów district, combining retail, dining, leisure and community uses across 64,000 m² GLA across three buildings. Designed around a 2.2 ha public park and year-round activities, it will feature around 180 shops, with 20% of GLA dedicated to food & leisure. The project promotes well-being, local identity and sustainable choices, with public transport, cycling and road access. Opening: 2029.

LOOKING FOR

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



Freight Island

TYPE OF PROJECT

Re-purposing of 5,574 m² vacant department store

TYPE OF ASSET

Retail/Leisure

PRESENTED BY

Pradera

www.pradera.com

WHERE / WHEN?

- City: **Newcastle**
- Region: **North East, England**
- Developer(s): **Pradera (on behalf of XPE)**
- Owner(s) / Investor(s): **XPE Group and Newcastle City Council**
- Architect(s): **Ryder**
- Opening date: **June 2026**
- Total GLA: **5,574 m²**
- Catchment area: **Newcastle city region**

PROJECT DESCRIPTION

Freight Island Newcastle has transformed the former Debenhams department store at Eldon Square into a 5,574 m² food, beverage, entertainment and cultural destination. Secured on a 15-year lease, it brings significant investment, over 300 jobs and year-round events to the city centre. With space for more than 2,400 guests, independent food operators, live music, bars and cultural programming, it supports the evening economy, attracts new audiences, encourages repeat visits and reinforces Eldon Square's role as the North East's leading retail, leisure and entertainment hub.



NEXTOPIA

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Siam Piwat Company Limited
www.siampiwat.com

WHERE / WHEN?

- City: **Bangkok**
- Region: **Bangkok, Thailand**
- Developer(s): **Siam Piwat Company Limited**
- Owner(s) / Investor(s): **Siam Piwat Company Limited**
- Opening date: **27 November 2025**
- Total GLA: **15,000 m²**
- Nb of brands / stores: **40+ Retailers / 300 SMEs**
- Catchment area: **Greater Bangkok and international visitors**

PROJECT DESCRIPTION

Developed by Siam Piwat, NEXTOPIA is a 15,000m² "Prototype City of Tomorrow" at Siam Paragon, conceived as a living sustainability sandbox and business platform. It connects businesses, customers, and communities to test and scale sustainable solutions. Through tangible, engaging experiences, NEXTOPIA makes sustainability accessible in everyday life, inspires responsible consumption, and demonstrates how innovation and collaboration can create positive environmental and social impact while generating business value.

LOOKING FOR

ESG service providers (Solar panel, Electric car recharging...) • Other : sustainability innovators & SMEs



Colombo refurbishment and expansion

TYPE OF PROJECT

Extension/Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

SONAE SIERRA

www.sonaesierra.com

WHERE / WHEN?

- City: **Lisbon**
- Region: **Lisbon**
- Developer(s): **Reify.**
- Owner(s) / Investor(s): **Sierra Prime (Sonae Sierra), RPI (CBRE Investment Management)**
- Architect(s): **Reify.**
- Opening date: **Refurbishment Q1 2027, Expansion 2028**
- Total GLA: **7,000+m²**
- Nb of brands / stores: **20+**
- Catchment area: **2 million**

PROJECT DESCRIPTION

Sonae Sierra, in partnership with CBRE Investment Management, is implementing a multi phase modernisation project involving the full refurbishment and expansion in Colombo, Portugal's leading shopping centre. These initiatives will elevate an already outstanding asset, reinforcing its position as a landmark visitor experience, with a unique dining area, service hub, improved leisure offer and strengthened fashion anchors. Reflecting Sierra's and CBRE IM commitment to sustainability and well being, the project complies with BREEAM directives. The architectural concept, planning and construction are led by Reify.

LOOKING FOR

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



The Bellevue

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Office

PRESENTED BY

Unified Real Estate Development
unified.com.sa

WHERE / WHEN?

- City: **Riyadh**
- Region: **Saudi Arabia**
- Developer(s): **Unified Real Estate Development**
- Owner(s) / Investor(s): **Unified Real Estate Development**
- Architect(s): **Gensler**
- Opening date: **Q3, 2027**
- Total GLA: **77,597 m²**
- Nb of brands / stores: **146**
- Catchment area: **1.6 million**

PROJECT DESCRIPTION

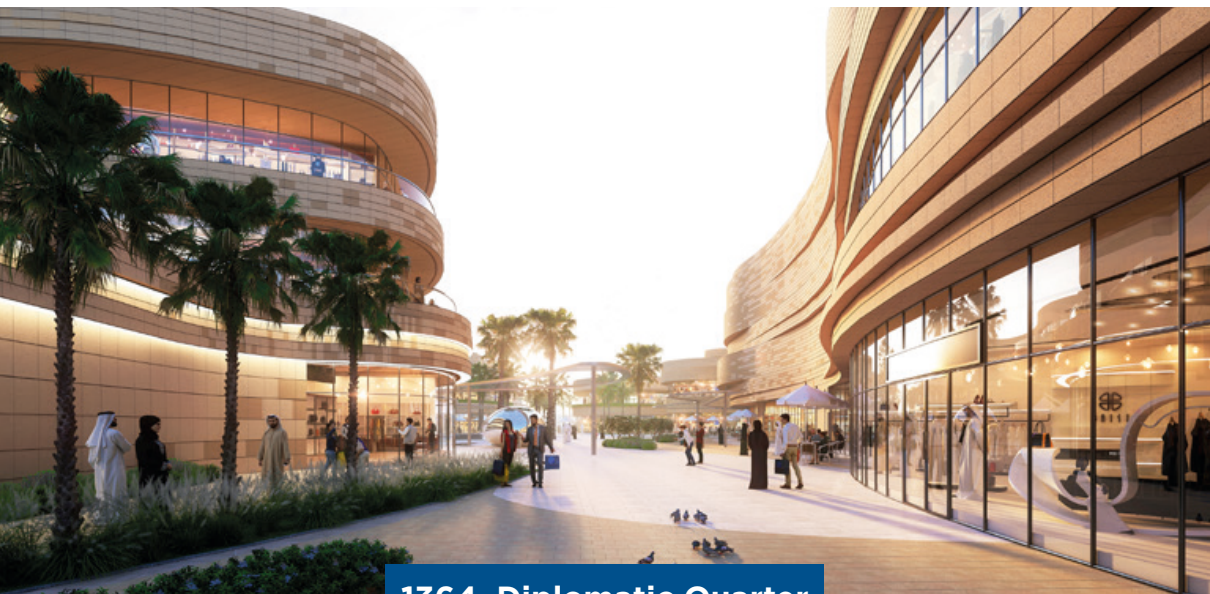
The Bellevue is a landmark, mega lifestyle destination in northern Riyadh, integrating retail, dining, entertainment, wellness, fitness, beauty, offices and landscaped social spaces within a distinctive urban promenade. Its climate-responsive design incorporates an ETFE roof, skylights and a central oculus to maximise natural daylight while providing solar protection and improved thermal comfort. Extensive landscaping, walkable spaces and adaptive reuse of the existing structural framework further support energy efficiency, resource optimisation and reduced environmental impact.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Corporate offices
• Wellness & Fitness, Beauty

الموحدت
UNIFIED

Real Estate Development للتطوير العقاري



1364, Diplomatic Quarter

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Office

PRESENTED BY

Unified Real Estate Development
unified.com.sa

WHERE / WHEN?

- City: **Riyadh**
- Region: **Saudi Arabia**
- Developer(s): **Unified Real Estate Development**
- Owner(s) / Investor(s): **Unified Real Estate Development**
- Architect(s): **Gensler**
- Opening date: **Q3, 2023**
- Total GLA: **33,177 m²**
- Nb of brands / stores: **120**
- Catchment area: **1.1 million**

PROJECT DESCRIPTION

1364 is a premium lifestyle destination in Riyadh's Diplomatic Quarter, bringing together contemporary architecture, Saudi character and modern urban living. Designed around a highly walkable environment, it features landscaped promenades, water features and inviting social spaces alongside a curated mix of premium dining, retail, workplaces, wellness, fitness and beauty. More than a commercial destination, 1364 creates a vibrant community experience focused on wellbeing, connection and quality of life, reflecting the evolving lifestyle and aspirations of modern Riyadh.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Corporate offices
• Wellness & Fitness, Beauty