

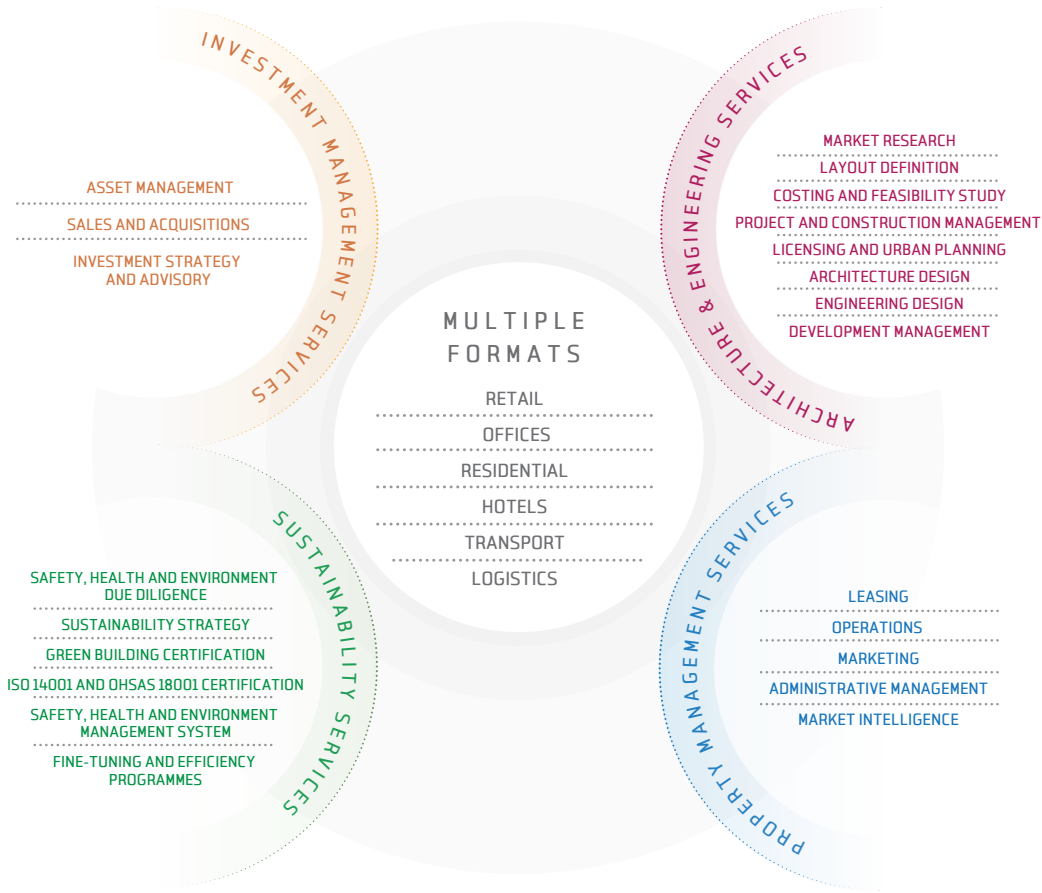
# MIXED-USE PROJECTS

VERSATILE AND DYNAMIC PROJECTS, ABLE TO ADAPT TO OUR CLIENT'S VISION

With more than 30 years of experience, Sonae Sierra offers its unique know-how developing and managing different assets such as retail, offices and residential projects, with integrated uses that improve urban spaces and quality of life. Our holistic approach allows us to deliver integrated solutions to create unique buildings, from A to Z valuing our client's ambitions. We develop, lease and manage several mixed-use projects across different geographies, delivering unique, dynamic and sustainable assets in ever-growing, modern and smarter cities. Whether it is to live, work or shop, we provide the perfect solution to our client's vision.

## INTEGRATED SOLUTIONS

Each mixed-use project is tailored to meet your needs. Below is the extensive range of services Sonae Sierra is able to offer:



### CREATING VALUE

- Multidisciplinary and experienced team, able to develop and manage multiple types of assets from A to Z.
- Multipurpose projects built and operated using a holistic approach, adapted to each client's needs.
- Smart and sustainable buildings, that operate efficiently and offer outstanding value to clients.

### OFFERING UNIQUE EXPERIENCES

- Creative and personalised architectural and engineering design inspired by the culture and needs of communities.
- Mixed-use buildings with an integrated and multipurpose offer that is transformed into a unique and dynamic experience.
- Modern projects that create new pulsing hubs in the heart of cities.

## SONAE SIERRA

Sonae Sierra is an international company dedicated to developing and servicing vibrant retail-centred properties. With more than 30 years of experience, Sonae Sierra is able to offer services across the entire property lifecycle, including investment, architecture & engineering, property management and sustainability services.

## THE PARTNER OF CHOICE

- A long term and reliable partnership with all stakeholders.
- Sharing our experience and know-how with clients serving their interests.
- Proven experience on own projects ensure the right advice for investors.
- Delivering outstanding shared value leveraged by a sustainability-driven strategy.
- Flexibility drives our approach for the best solution.

# MIXED-USE PROJECTS

MODERN PROJECTS THAT CREATE NEW PULSING HUBS IN THE HEART OF CITIES

CITYLIFE SHOPPING DISTRICT, ITALY



## OUR EXPERIENCE

Part of the most emblematic urban renovation project in Milan, CityLife Shopping District is the largest and most innovative urban shopping district in Italy. The heart and soul of CityLife, the Shopping District boasts 100 units spread across 32,000 m<sup>2</sup> of GLA dedicated to meeting the shopping, dining, services, free time and entertainment needs of a catchment area of 700,000 people. All of these facilities were carefully selected in line with the project's premium positioning and innovative context.

CENTRO VASCO DA GAMA, SÃO GABRIEL & SÃO RAFAEL RESIDENTIAL TOWERS, PORTUGAL



In a completely new, modern and sophisticated part of Lisbon, the Centro Vasco da Gama and two high-rise residential towers: São Gabriel and São Rafael can be found. Situated by the river, the mixed-use project with a retail offer of more than 48,000 m<sup>2</sup> and 44,000 m<sup>2</sup> of residential area, serves a large community in Parque das Nações and several offices in one of the main business centres in the city.

CENTRO COLOMBO, TORRE OCIDENTE AND TORRE ORIENTE, PORTUGAL



Centro Colombo is one of the largest shopping centres in Europe surrounded by two of the most famous office towers in the city. The mixed-use project with more than 110,000 m<sup>2</sup> of retail GLA and 50,000 m<sup>2</sup> of office area receives more than 25 million visits every year and is a key reference in Lisbon's urban landscape.

## YOUR PARTNER FOR MIXED-USE PROJECTS, OFFERING YOU A TURNKEY INTEGRATED SOLUTION

**Architecture & Engineering Services:** The partner of choice from the very first step. With world-class analysts, architects, engineers and development managers, we are specialised in creating mixed-use projects that reflect the locations, cultures and communities in which we build them.

**Property Management Services:** Extensive experience in managing vibrant places. With state-of-the-art knowledge and practices, we aim to always offer our clients a strong return through leasing, operation and marketing services.

**Investment Management Services:** Sound financial advisory to offer solutions, unlock value and boost growth. Delivering first class investment management services for several mixed-use projects across Europe, we are able to identify and implement value creation opportunities, delivering attractive returns.

**Sustainability Services:** Sustainable solutions to increase value creation. From the very beginning, we implement sustainable solutions recognised as best in class, allowing mixed-use projects to be built and managed in the most efficient way, generating value for our clients.