



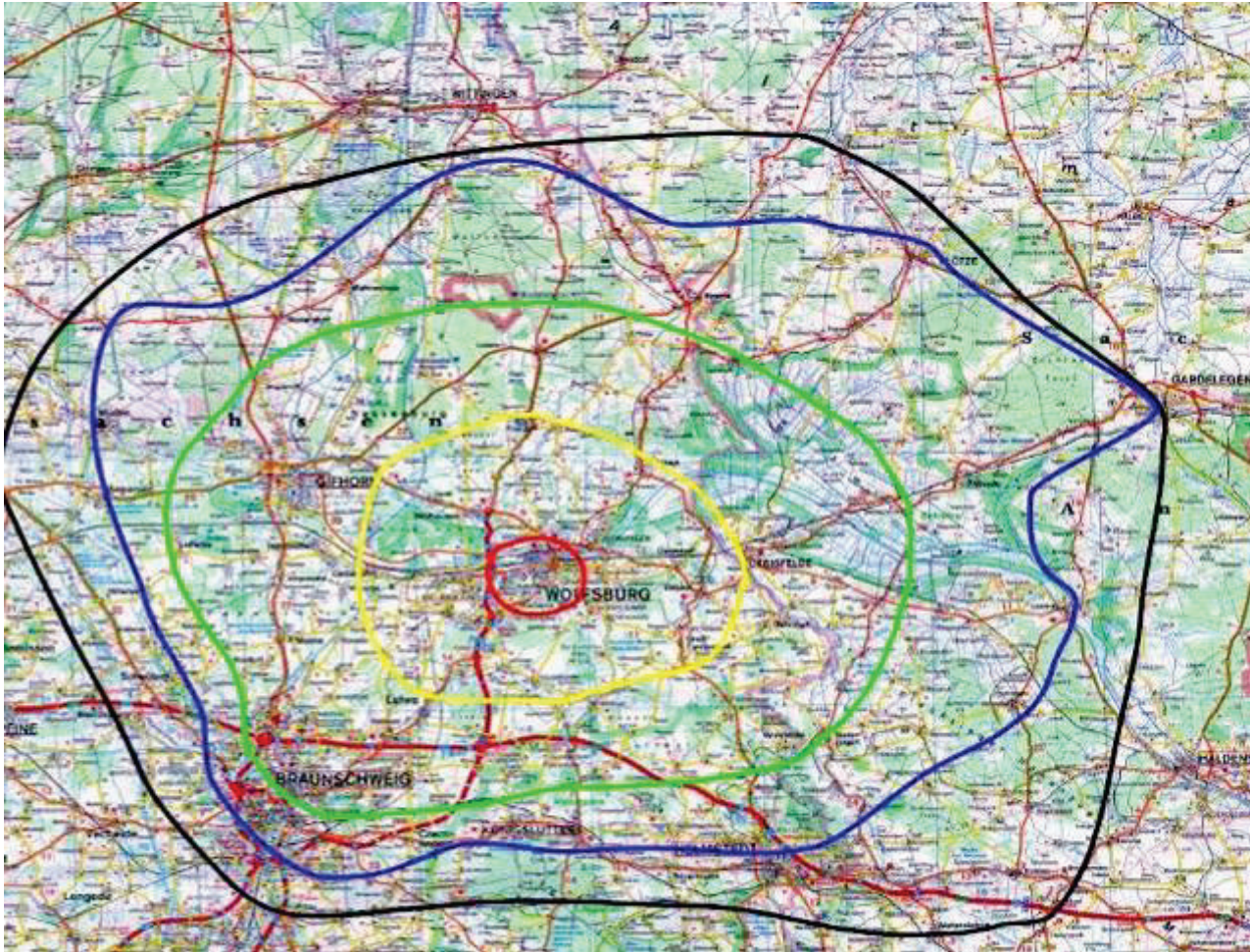
# Welcome to the City-Galerie Wolfsburg

Wolfsburg, 16.09.2011

<b>City of Wolfsburg</b>	
Inhabitants	121,109
Sales area in sqm	286,945
Turnover in € million	867.8
Productivity in € per sqm	3,024
Purchase power index	111.4
Sales area per inhabitant in sqm	2.36
Retail turnover per inhabitant in €	5,750
Centrality in %	124
Unemployment rate in %	6.6
Commuters (Monday-Friday)	approx. 63,000

<b>City-Galerie Wolfsburg</b>	
Grand Opening:	6 September 2001
SPV:	City-Galerie Wolfsburg KG (100 % Deutsche EuroShop)
Sales area:	23,908 sqm - 91 Shops
Anchor tenants:	Saturn (3,184 sqm), Hempel (2,463 sqm), Sport Scheck (1,594 sqm), REWE (1,200 sqm)
Expected net turnover 2011:	€100.3 million
Expected net turnover 2011 per sqm:	€4,195
Parking:	800
Footfall:	26,300 visitors per day

# Catchment Area



## The potential catchment area

**Zone I**      **18,566 people**  
Core (5 min.)

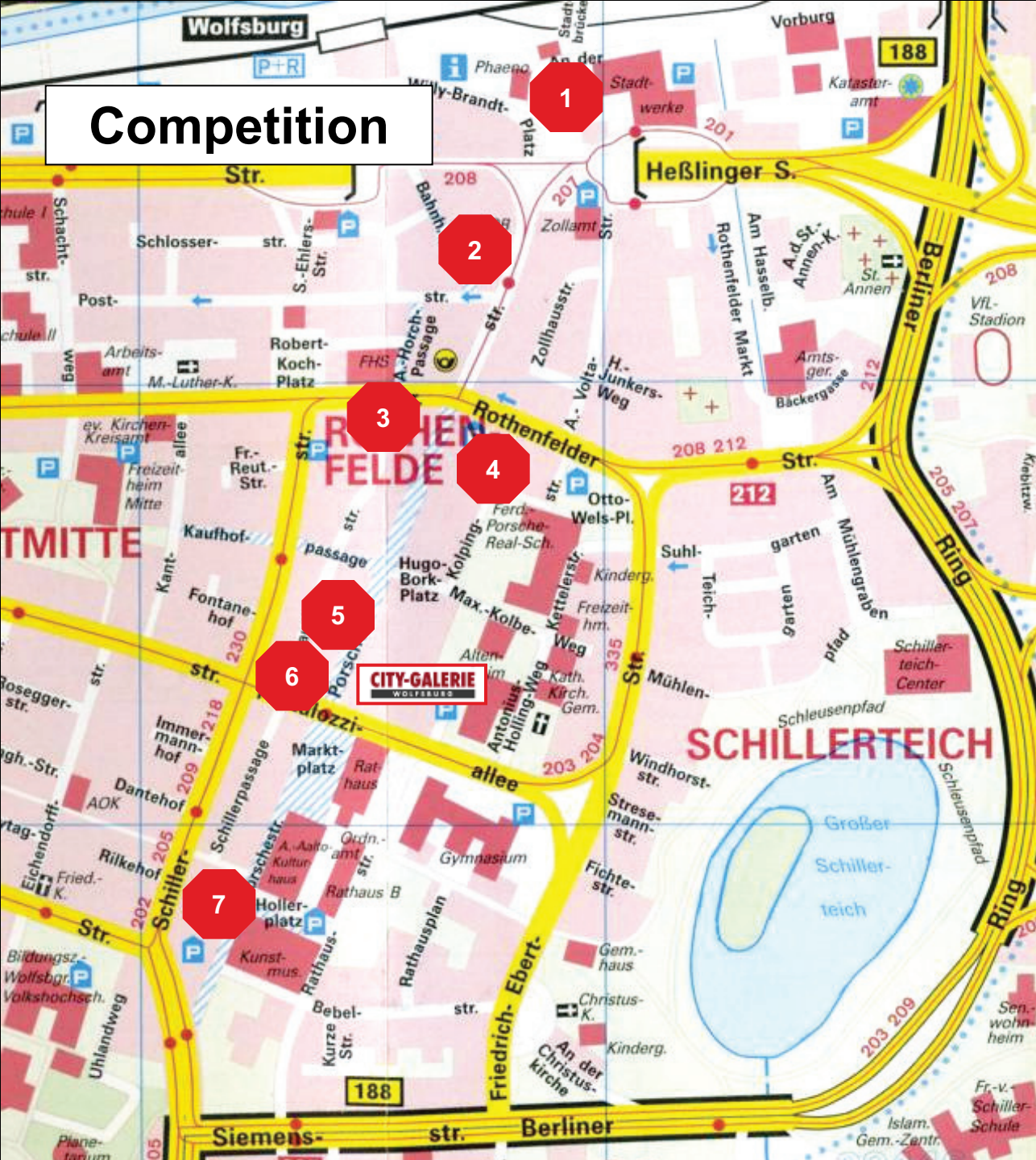
**Zone II**      **127,645 people**  
Local (15 min.)

**Zone III**      **81,047 people**  
Regional (30 min.)

**Zone IV**      **302,989 people**  
Extended Regional (45 min.)

**Total**              **530,274 people**

# Competition



## DOW

- 1 Opening 12/2007  
10,500 sqm, 44 Shops  
planned extension 2012  
by 7.500 sqm, 40 Shops

## Markthalle

- 2 Opening 10/2009  
approx. 1.500 sqm,  
many vacancies

## WKS

- 3 approx. 2.800 sqm

## C&A

- 4 approx. 3.500 sqm

## H&M

- 5 approx. 2.000 sqm

## Drogerie Müller

- 6 approx. 2.500 sqm

## Südkopfcenter

- 7 approx. 10.000 sqm  
Aldi approx. 1.000sqm  
REAL approx. 3.500 sqm



## Lebensmittel

6 Rewe

## Gesundheit, Kosmetik, Pflege, Brillen

7 Rossmann

## Multimedia, Mobilfunk, Telekommunikation

1 Saturn

4 HWH Multimediastore

## Dienstleistung

3b Mr. Minit

7a Friseur Super Cut

7b Alfa Reinigung

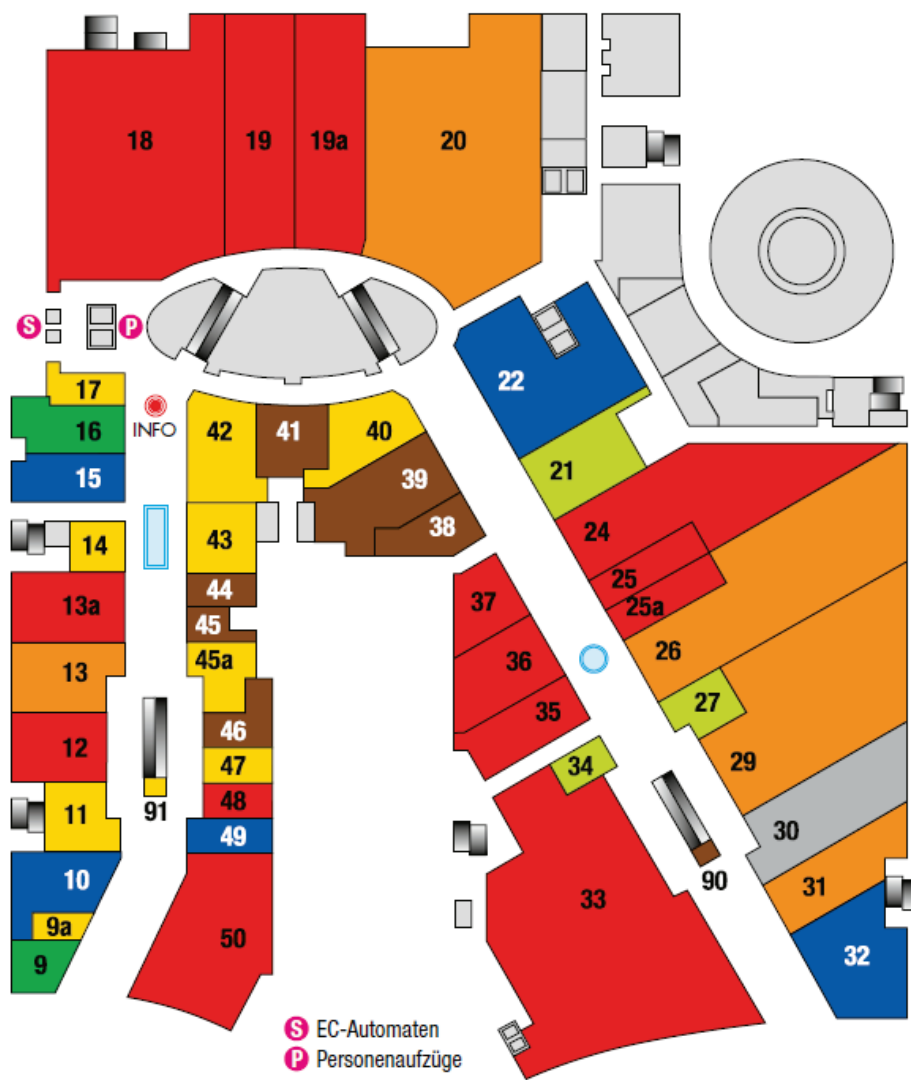
## Um-/Ausbau

Eröffnung Oktober/November 2011

2a Backlash

3a Beauty Hair Shop by Essanelle

# Ground Floor



## Mode

- 12 Mustang
- 13a Hunkemöller
- 18 Sport Scheck
- 19 Esprit
- 19a s.Oliver
- 24 Vero Moda/  
Jack & Jones
- 25 Engbers
- 25a Cecil
- 33 Hempel
- 35 Bonita
- 36 Orsay
- 37 Street One
- 48 BiBa
- 50 New Yorker

## Lebensmittel

- 9a Tête-à-TEE
- 11 Tchibo
- 14 Süßwaren Hüssel
- 17 Niemeyer Tabak + Lotto
- 40 Bäckerei Cadera
- 42 Wurst Basar
- 43 Bäckerei Steinecke
- 45a Obst und Gemüse
- 47 Vini d'Italia
- 91 Brezelstand Ditsch

## Dienstleistung

- 9 Blumen Mock
- 16 Reisebüro Derpart

## Schuhe/Lederwaren

- 13 Jens Koch
- 20 Galipp
- 26 SchuhKay
- 29 Roland
- 31 Runner's Point

## Gesundheit, Kosmetik, Pflege, Brillen

- 10 Apollo Optik
- 15 Reformhaus Bacher
- 22 Douglas
- 32 City-Galerie-Apotheke
- 49 Body Shop

## Schmuck, Uhren

- 21 Juwelier Christ
- 27 Bijou Brigitte
- 34 Cult-Uhr

## Gastronomie

- 38 Mr. Phung
- 39 Nordsee
- 41 Anna griech. Spezialitäten
- 44 Noosou
- 45 Immergrün
- 46 La Piazzetta
- 90 Eiskiosk Livotto

## Um-/Ausbau

- Eröffnung Oktober/November 2011
- 30 Vila

# 1st Floor



### Mode

- 52 New Yorker
- 53a Madonna
- 54 Tuana
- 59 Sport Scheck
- 60 Tally Weijl
- 60a Camp David
- 62 Jack Wolfskin
- 65 Gerry Weber
- 67 Mexx Woman
- 70a Dressmann
- 71 Hempel
- 74 Gin Tonic
- 78 Lingerie
- 81 Signum
- 89 High Style

### Schuhe/Lederwaren

- 79 Tamaris

### Schmuck, Uhren

- 82 Konplott

### Multimedia, Mobilfunk, Telekommunikation

- 56 T-Punkt
- 76b Vodafone D2
- 86 Game Stop
- 87 mobilcom/debitel

### Dienstleistung

- 53 Friseur Mod's Hair
- 76a Reisebüro Thomas Cook

### Geschenke, Bücher, Schreibwaren

- 61 Thalia
- 64 Nanu Nana
- 70b Das Depot
- 75 Weltbild
- 85 Mc Paper

### Gastronomie

- 55/55a Eiscafé Livotto
- 58/a/b Play off
- 77/a/b Meyerbeer Coffee

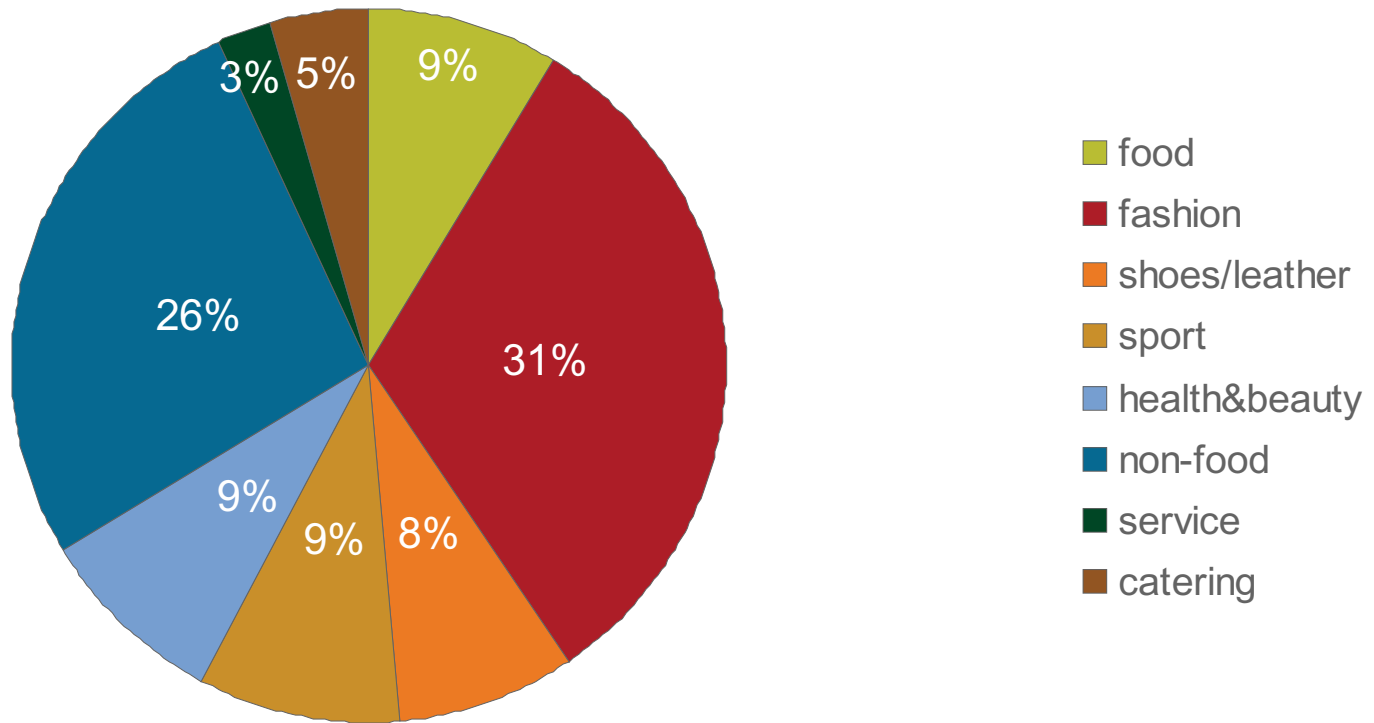
### Um-/Ausbau

- Eröffnung Oktober/November 2011
- 57 NewYork Nails
- 68 Friseur Klier
- 69 Deichmann
- 70 Intersport Voswinkel
- 70a O<sub>2</sub>
- 80 Only
- 83 Triumph
- 84 Runners Point
- 88 E-Plus



# Sector Mix

% of lettable space



## **Current status:**

- 67 lease agreements expire in 2011/12 (10 years after the opening)
- 44 follow-up contracts are already negotiated
- 23 new shops respectively relocations within the center are planned (e. g. Intersport Voswinkel, Deichmann, Only, Vila, Sidestep, E-Plus)
- Only 2 shops are vacant at the moment.