



P R E S S R E L E A S E

Corio acquired Tekira shopping centre in Tekirdağ, Turkey

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Corio acquired the Tekira shopping centre in Tekirdağ. The total investment involved with the acquisition of this shopping centre against an 8.9% predefined gross yield was €67.6 m. This project was part of Corio's year end 2008 committed fixed pipeline. On request of the hypermarket the shopping centre with a gross lettable area of 30,600 m² saw an early opening in November 2008. The shopping centre will contribute to Corio's direct result as from March 2009. The current financial occupancy rate is 94%. The number of visitors is above expectation. Corio manages the Tekira shopping centre in-house.

Tekira is the first shopping centre in Tekirdağ city center. The project with a gross lettable area of 30,600 m² and 1,200 parking spaces is situated at an excellent location on the main high street in the city centre. The ground floor is anchored by a Carrefour hypermarket of 7,000 m² and a 7 screen cinema is located on the fourth floor. The key tenants are: Boyner (2,400 m²), LC Waikiki (1,000 m²), Teknosa (1,000 m²), Winmax (1,000 m²), Koton (700 m²), Wenice (700 m²), Bicirium (600 m²), Flo (500 m²), Colins (450 m²), Deichmann (400 m²), Adidas (200 m²) and Tchibo (100 m²). The shopping centre has a food court with 17 restaurants, fast food restaurants and bars with a seating capacity of over 1,100. The lease contracts have an average duration of 5 years and are denominated in Euro. As a result of its unique city centre location, the very good accessibility and the new concept, Tekira will have the dominant position Corio is aiming for. Over 6 million visitors per year are expected.

The city of Tekirdağ is located in the Marmara region in the west of Turkey, approximately 150 kilometres west of Istanbul on the European side of Turkey. The Marmara region is the most affluent region in Turkey. The per capita income level of Tekirdağ is well above the Turkish average. Due to the ongoing urbanization process in Turkey, the population of Tekirdağ of around 625,000 people is steadily growing. Shopping centre Tekira, located in the city centre of Tekirdağ, has a primary catchment area of approximately 225,000 inhabitants.

The Tekira shopping centre has been developed by the Eroğlu Group and the Ozdoyuran Family. The Eroğlu Group, headquartered in Istanbul, is a multinational active in the manufacturing and retail sale of jeans and casual wear under Colin's and Loft brands.

The Tekira shopping centre is the fifth operational shopping centre of Corio next to Akmerkez in Istanbul (47%), Teras Park in Denizli (51%), AdaCenter in Adapazari (100%) and 365 in Ankara (100%).

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