



UNIBAIL-RODAMCO-WESTFIELD

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Press release

More than 15 new deals at Westfield Centro: implementation of further flagship formats and strengthening of branch mix

Unibail-Rodamco-Westfield (URW) is once again strengthening the attractiveness of the shopping and leisure destination in North Rhine-Westphalia: for this purpose, rental areas of anchor partners are being comprehensively expanded to establish flagship formats and, at the same time, new brands are being brought on board to further diversify the product range at the centre. In this context, Westfield Centro is also announcing several market entries in Germany. A number of the new partners are also placing a particular focus on sustainability in their business model.

Among others, Stradivarius is opening a new store at Westfield Centro next year, while the other Inditex brands Bershka and PULL&BEAR are modernizing and expanding their rental areas. Meanwhile, the conversion of the new 6,000 square meter unit for the future Zara flagship store is in full swing. Other fashion anchors are also establishing larger and updated store formats, such as New Yorker, which will triple its size, and Jack & Jones, which will also modernize its space. With these extensive partnerships, Westfield Centro is strengthening its position as the leading destination for flagship stores and state of the art store concepts of world-renowned brands.

In line with the positioning and leasing strategy for the asset, URW has also concluded partnerships with trend-conscious and premium brands that strengthen the depth and diversity of the branch mix. For example, Motel a Miio, Le Creuset, Feature, Glambou, Lounge Underwear, The North Face, UYN, Cabaia, Franky Brown Vintage and Verge Motorcycles have already opened stores or signed new lease agreements.

Katharina Zeiler, Director of Leasing Austria & Germany at Unibail-Rodamco-Westfield, says: "In recent weeks and months, we have added further highlights to the already very attractive and industry-leading brand mix at Westfield Centro, and we are continuing on this path with our plans for 2025. The opening of a whole series of new top brands demonstrates the exceptional positioning of Westfield Centro and its appeal far beyond the region limits. National and international brands see the destination as the central location for the implementation of flagship stores and the latest store concepts or for a market entry in Germany."

Flagship formats with anchor partners

The Inditex brand **Stradivarius** is expanding its footprint in the German brick and mortar retail at Westfield Centro and will open in the second half of 2025. **Bershka** has expanded its previous rental area of 600 square meters to almost 1,000 square meters and already opened at the end of October, while **PULL&BEAR** is also expanding to around 1,000 square meters from its original 670 square meters. Both brands are establishing their latest store concepts.

A year ago, URW announced that **Zara** would be relocating within the centre and expanding considerably. Extensive construction work will create a flagship store with 6,000 square meters of rental area on a central axis on the ground floor of the shopping and leisure destination, which is around double the current space. It will be the largest Zara flagship store in Germany when it opens in the second quarter of 2025. With the opening of Stradivarius and the existing tenants Zara, Bershka and PULL&BEAR, there will be an even stronger profile for Inditex brands at Westfield Centro in future.

Another fashion anchor, **New Yorker**, is also significantly expanding its space, from the current 930 square meters to 3,000 square meters. The expansion will be accompanied by major refurbishment work, which will be completed in 2026. The Bestseller brands **Jack & Jones** and **Vero Moda** are also making changes. Jack & Jones will modernize its store into a flagship format during the first quarter of 2025, while Vero Moda has extended its contract for the ground floor unit on a long-term basis.

Further strengthening of the branch mix

The trend ceramics manufacturer **Motel a Miio** opened its first store in a German shopping center in October. **Le Creuset**, known for its cast-iron pots and other cookware in bright colors, has been expanding the offer in the centre's premium segment since September. The street fashion label **Feature** also launched its first store in North Rhine-Westphalia in September and the jewelry retailer **Glambou** will open its first stand-alone store in Germany in the second quarter of 2025. **Lounge Underwear**, the trend underwear label from England, which was originally only sold online and then started opening stores in its home market, has also launched its market entry in Germany at Westfield Centro. The DNVB's (digital native vertical brand) store was also the first outside the UK.

Outdoor brand **The North Face** opened the doors to a new store back in the summer. It is the brand's only store in the German URW portfolio. **UYN**, provider of technical sportswear for cycling and skiing, for example, will be coming to Westfield Centro in December as a new addition and with the first full-price store nationally. UYN promotes a zero-waste system and relies strongly on the recycling of materials. **Cabaia**, a brand for backpacks and travel accessories, consistently focuses on sustainability and corporate responsibility in production, transportation and sales. The opening took place at the end of November. **Franky Brown Vintage**, the store opened in mid-December, is the first permanent second-hand store in the centre and the brand's first store in Germany, strengthening Westfield Centro's profile in the area of sustainable consumption. **Verge Motorcycles**, a pioneer in the manufacture of electric motorcycles, also celebrated its market entry in Germany in the summer with an experience-oriented flagship store and also underlines the ongoing increase in the diversity of the sector and product range. With The North Face, UYN, Cabaia, Franky Brown Vintage and Verge Motorcycles, URW has also brought on board partners whose business models, for example in the areas of production, logistics or sales, place a special focus on sustainability and corporate responsibility.

Andreas Ulmer, General Manager Westfield Centro, says: "We are delighted to welcome so many exciting new brands and concepts to Westfield Centro. The current dynamic of new openings as well as store expansions and modernizations underlines the unique positioning of Westfield Centro in the region, but also in retail in general. Our visitors can look forward to even more choice, variety and brand experiences under one roof."

Flagship destination in the Ruhr region: Westfield Centro in Oberhausen

With a total area of 260,800 square metres, Westfield Centro is the largest shopping and leisure destination in Germany. Around 240 shops, including a total of 47 food & beverage concepts, a multifunctional arena with 12,500 seats, Legoland® Discovery Centre and a cinema are located on the site. The immediate vicinity in the Neue Mitte district also offers the internationally renowned Oberhausen exhibition location Gasometer, Germany's largest Sealife aquarium and an adventure swimming pool. With direct motorway connections and tram and bus stops right on the doorstep, Westfield Centro is optimally connected to the regional and national infrastructure.

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About Unibail-Rodamco-Westfield

Unibail-Rodamco-Westfield is an owner, developer and operator of sustainable, high-quality real estate assets in the most dynamic cities in Europe and the United States.

The Group operates 71 shopping centres in 12 countries, including 39 which carry the iconic Westfield brand. These centres attract over 900 million visits annually and provide a unique platform for retailers and brands to connect with consumers. URW also has a portfolio of high-quality offices, 10 convention and exhibition venues in Paris, and a €2.9 Bn development pipeline of mainly mixed-use assets. Its €50 Bn portfolio is 86% in retail, 6% in offices, 5% in convention and exhibition venues, and 2% in services (as at June 30, 2024).

URW is a committed partner to major cities on urban regeneration projects, through both mixed-use development and the retrofitting of buildings to industry-leading sustainability standards. These commitments are enhanced by the Group's Better Places plan, which strives to make a positive environmental, social and economic impact on the cities and communities where URW operates.

URW's stapled shares are listed on Euronext Paris (Ticker: URW), with a secondary listing in Australia through Chess Depositary Interests. The Group benefits from a BBB+ rating from Standard & Poor's and from a Baa2 rating from Moody's.

For more information, please visit www.urw.com
