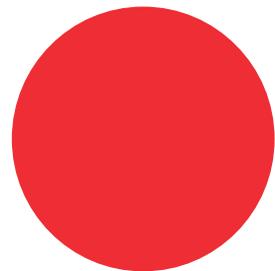


Shopping Center Supernova Ljubljana Rudnik

Fashion. Food. Entertainment.



New dimension of shopping



After 10 successful years, Supernova Ljubljana Rudnik is stepping into Phase 2, a New Era - more fashion, more services and more diversity.

The new Supernova Ljubljana Rudnik concept will include a complete modernization of the existing mall, an extension of the center, an enhanced and broadened tenant mix, more dining options, a large number of new and improved services and the relaunch of its marketing concept.



In 2020, Supernova Ljubljana Rudnik will become the largest and most modern shopping center in Slovenia.

A floor area of 65,000 m² on two levels with around 130 national and international retail stores make the Supernova Ljubljana Rudnik Shopping Center unique in the capital city and all of Slovenia.

Key facts

2008

Phase 1
Existing building

Leasable area

30,000m²

Parking spaces

1,400

Shops

70

Key tenants



HUMANIC



2020

Phase 2
Existing building + Extension

Leasable area

50,000m²

Parking spaces

2,264

- 4 levels
- Parking garage
- Outdoor parking

Shops

130

- New international & national brands
- New services



Premium Cinema

7 theaters
3,800m²

Food court

2 levels
2,000m²

- Indoor common seating area
- Outdoor terrace

Indoor children's playroom

2 levels

- One of the biggest indoor playground in Slovenia

Demographics

Due to its strong economic growth, Slovenia, with its two million inhabitants, is regarded as an attractive retail market in CEE with additional long-term development potential.

Key figures	Population	2,064 million
	Total area	20,273 km ²
	Neighboring countries	Austria, Italy, Croatia and Hungary
Inhabitants	Ljubljana	288,000
	Maribor	110,500
	Kranj	56,000
	Celje	49,000
	Koper	51,000
	Novo Mesto	36,000
	Gorica	35,000
	Velenje	33,000
	Nova Gorica	32,000
Economic key figures 2017	GDP per capita Slovenia	20,951 EUR
	GDP per capita EU (average)	26,900 EUR
	Unemployment rate	6,6 %
	Inflation rate	1,7 %



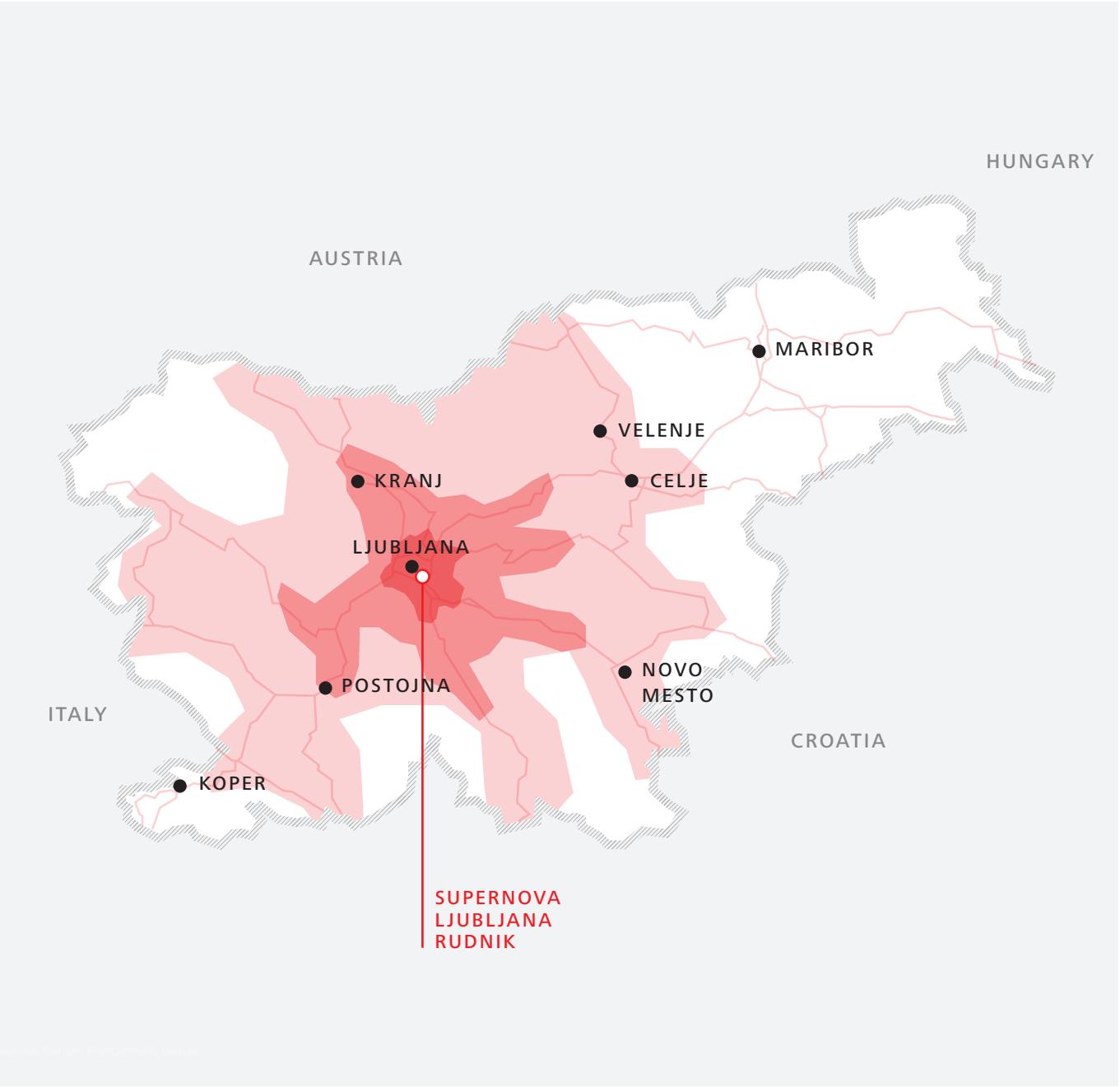
Macro location

- A densely populated area including Ljubljana and people living within a distance of 60 km.
- Primary visitors come from the southern part of Ljubljana, the transportation hub and economic center of Slovenia.
- No comparable shopping destinations are within a 60-minute drive of the location.



Catchment area

● 15 minute drive	180,000 people
● 30 minute drive	350,000 people
● 60 minute drive	680,000 people



Micro location

Supernova Ljubljana Rudnik is ideally situated in terms of infrastructure. Located within the Ljubljana Rudnik shopping zone directly opposite the E. Leclerc Hypermarket, it is accessible from two highways that provide a direct link to the center of Ljubljana and other parts of Slovenia.

Supernova Ljubljana Rudnik Address:
Jurčkova cesta 223
1000 Ljubljana



5 minutes to the A3, E57 and E61 highway exits

6 minutes to the city center

25 minutes to Ljubljana Jože Pučnik Airport



A municipal bus stop is located right next to the shopping center

16 minutes to the city center (7-minute intervals)



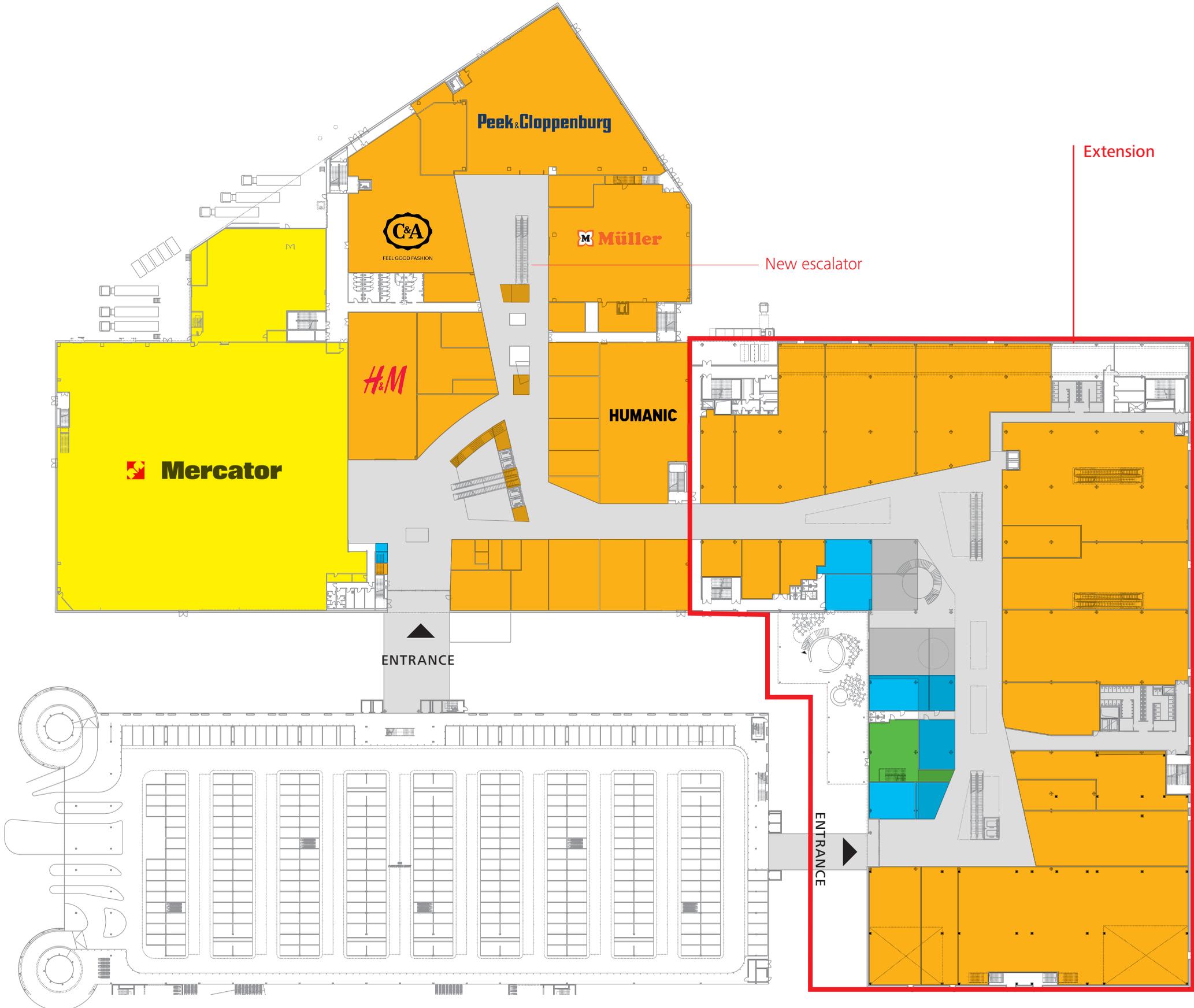
0 Ground Floor

The ground floor is accessible by the main or side entrance and is connected directly to the multi-level parking garage.

The spacious layout of the mall offers customers a positive shopping experience and guides them quickly to the center of the mall.

The many escalators and high performance lifts provide quick access between floors for a stress-free shopping experience.

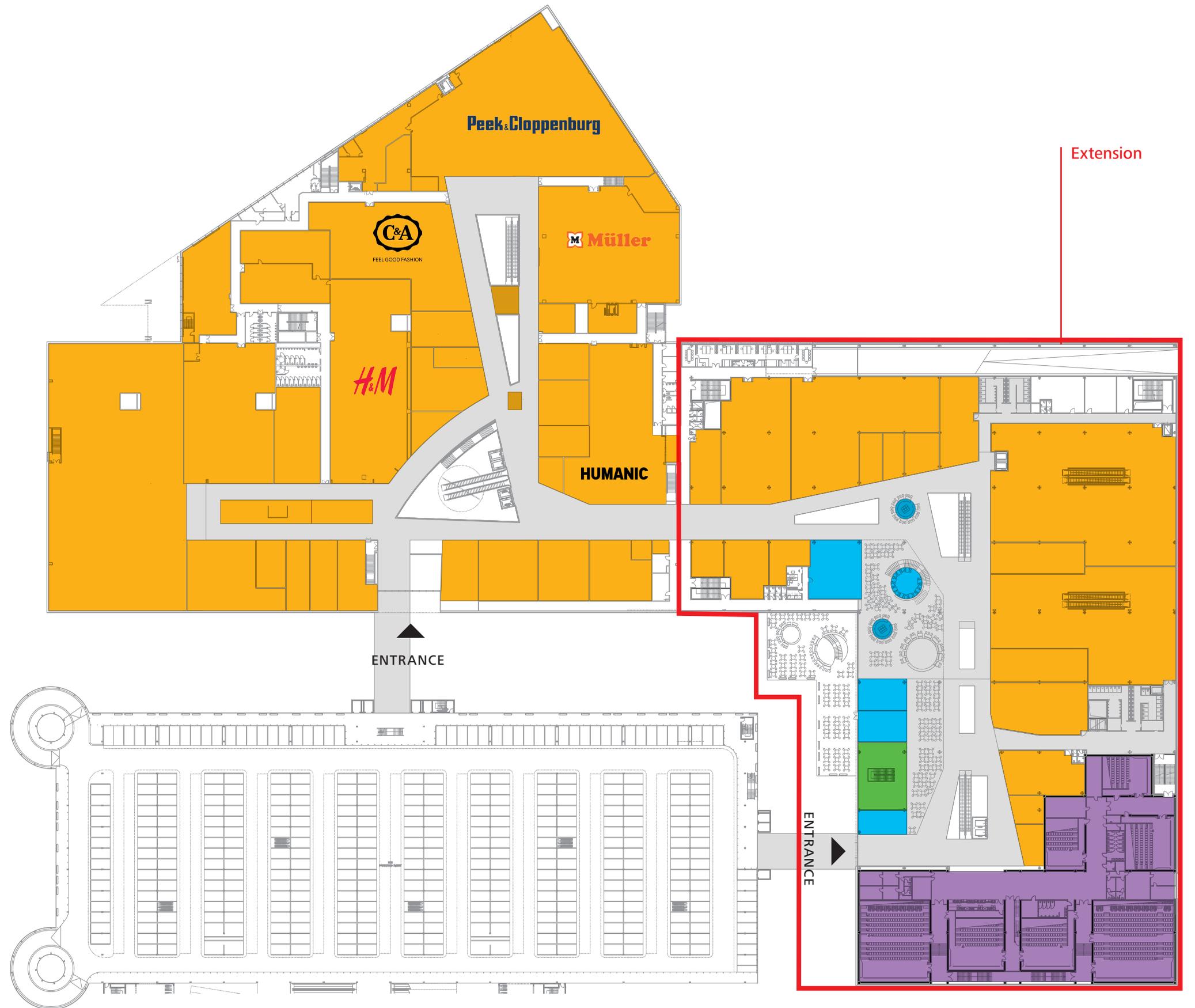
- Supermarket
- Shops
- Food court
- Playground



1 First Floor

The upper floor blends perfectly into the overall concept of Supernova Ljubljana Rudnik: with an outstanding design it is perfectly integrated and conveniently reached.

Direct access to the multi-level parking garage, the catering area, and the well-balanced selection of tenants and retail outlets promise visitors the highest level of shopping comfort.



● Shops

● Food court

● Playground

● Cinema

Pioneering architecture

The impressive architecture of the Supernova Ljubljana Rudnik features an open mall layout that will guarantee an enjoyable and customer-friendly atmosphere.



Inviting atmosphere

The heart of the new Supernova will be the plaza and its striking glass dome, which will be emphasized by lighting effects and attractive design elements. This new, special experience will inspire visitors to stroll, stay and explore.



Green environment

The beautiful green surroundings and a touch of nature will be created by vertical gardens. This natural environment comprised of breath-taking plant designs will create a stunning view and ambience.



New food court

Gastronomy plays a very important role in the new concept of Supernova Ljubljana Rudnik. With more than 15 premises altogether, 10 of them will belong to the new gastronomy corner - the New Food Court.

With its different culinary concepts, the Supernova food court will become a new gastro destination and meeting point for friends and families. Whether it is an afternoon snack, a hot cup of tea, or a relaxing meal, this new gastro oasis will definitely provide a better quality stay in Supernova.

Surface area: 2,000 m² (indoor + outdoor)

2 levels

Indoor common seating area

Outdoor terrace

More than 10 food outlets



Outdoor event space & children's playground

A unique 2,500 m² outdoor area, a multi-functional space for events and exhibitions, will attract many visitors, especially families and children since one part is solely dedicated as a children's playground.





The best fashion concept in Ljubljana

Along with the Supernova redesign, there will be significant upgrade of the fashion offerings. 130 shops and a revised tenant mix with many new international and national brands are expected in 2020.

Exciting entertainment

New sophisticated cinema will certainly be one of the most visited attractions in the new era of Supernova Ljubljana Rudnik. It will be home to the world's most innovative film experience - like going on an adventure with impressive surround sound, an amazing ambience and a cool modern environment.

Surface area: 3,800 m²

Revolutionary technology – the world's most immersive movie experience

7 theaters



Indoor children's playroom is dedicated to fun, play and amazing creative adventures for toddlers, young children, and primary school-age children. It is focused on child development at many levels.

Surface area: 450 m²

2 levels

Play area with the most modern and creative facilities and games

Toilets and baby changing station

Diverse event programs (special occasions, thematic, birthday parties and many more)

A dedicated professional staff

Supernova: the regional retail leader

SUPERNOVA ●

The Supernova Group is a private, internationally active company based in Graz, Austria whose main activities are the purchase, development and long-term management of commercial real estate in Austria and SEE. The current portfolio of the group includes more than 70 projects in Austria, Slovenia and Croatia. The asset value of the Supernova Group from the realization of its regional projects is more than one billion euros and they have attracted 60 million visitors.

Supernova Ljubljana Rudnik
Jurčkova cesta 223
1000 Ljubljana

leasing@supernova.at
www.supernova.at

Key figures

Successful Projects	105
Visitors per Year	60M
Occupancy Rate	99%
Asset Value	1BN

