



MALL OF LIMASSOL

BROUGHT TO
YOU BY



ATTERBURY
EUROPE



A graphic logo consisting of several overlapping circles in shades of orange, teal, and dark blue, arranged in a cluster to the right of the text.

MALL OF LIMASSOL

THE
NEW LIFESTYLE DESTINATION
OF LIMASSOL

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WHO WE ARE

We have more than 30 years of experience in Mall Development and Mall Management

The Atterbury Group (Atterbury Property Holdings (Pty) Ltd or “Atterbury”) was founded in 1994, South Africa by Louis van der Watt and Francois van Niekerk, with a primary focus on developing retail centres and commercial buildings. Over the past 30 years the Atterbury Group has developed prime commercial, retail and residential property across South Africa, the rest of the African continent and more recently, Europe. The European expansion gathered momentum in 2014 when Atterbury co-invested with a consortium of private equity investors. The platform’s success is evident ten years later through the combined holding of shares in real estate companies with properties worth more than €1,75bn spread over three countries mainly consisting of dominant shopping centres in prominent locations. The team is furthermore promoting growth in value through the continuing expansion of the development pipeline in Serbia, Romania and Cyprus.

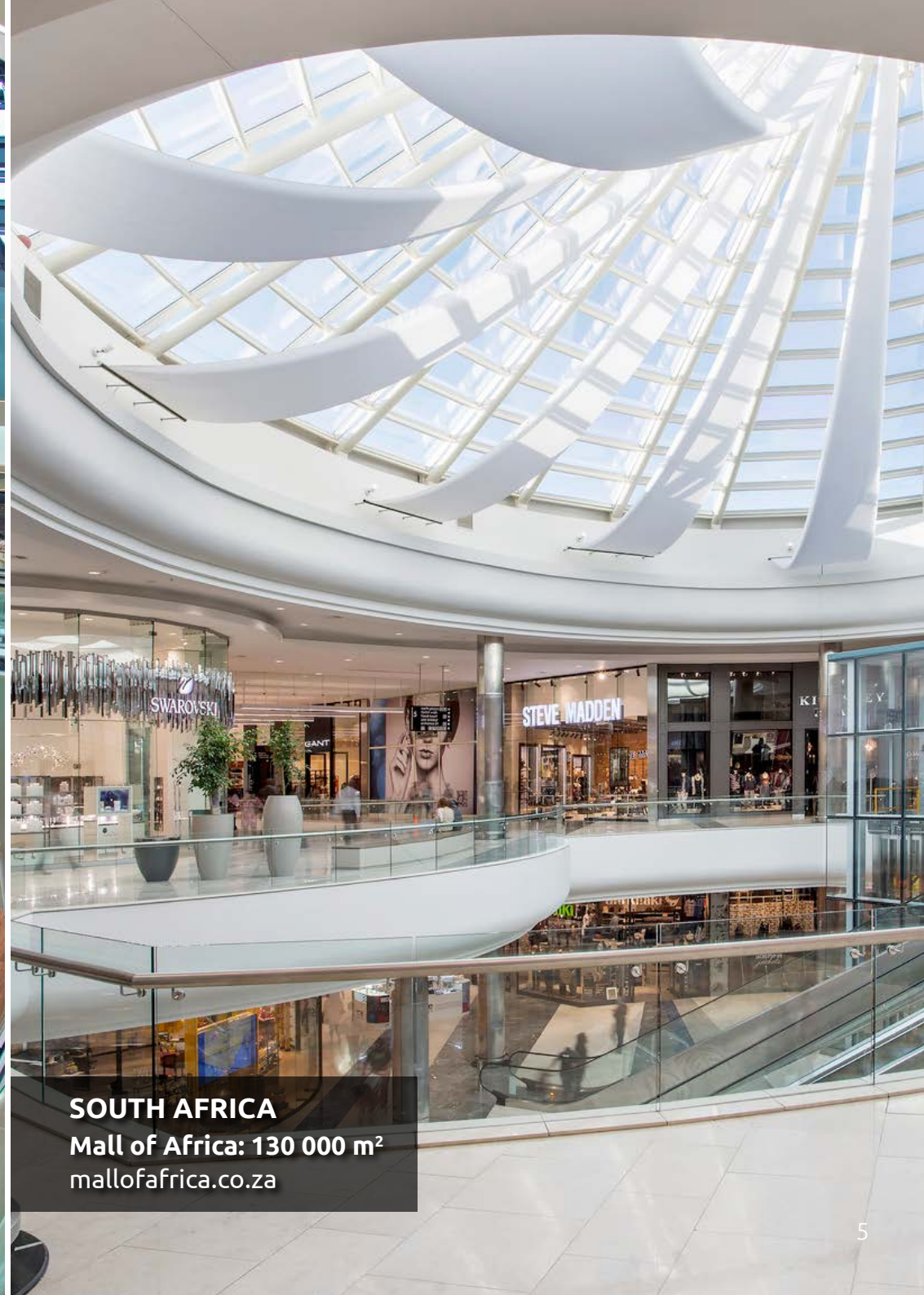
With international experience

| Country | No. of malls | Total GLA | Signature mall | Value in Euro |
|--------------|--------------|-----------|-----------------------------|---------------|
| South Africa | 9 | 300 494 | Mall of Africa | €490 mil |
| Mauritius | 7 | 150 000 | Bagatelle Mall of Mauritius | €300 mil |
| Serbia | 5 | | BEO Shopping Center | |
| Romania | 4 | 540 000 | Iulius Town | €1 750 mil |
| Cyprus | 2 | | Mall of Cyprus | |

Atterbury Europe is no stranger to Cyprus having done business there since 2015. With significant investments in both the best-performing shopping centre in Cyprus, namely Mall of Cyprus and Mall of Engomi in the capital city of Nicosia, Atterbury Europe intends to expand its footprint in Cyprus with much-needed foreign investment, bringing something new to Limassol.



SERBIA
BEO Mall: 50 000 m²
atterbury.eu

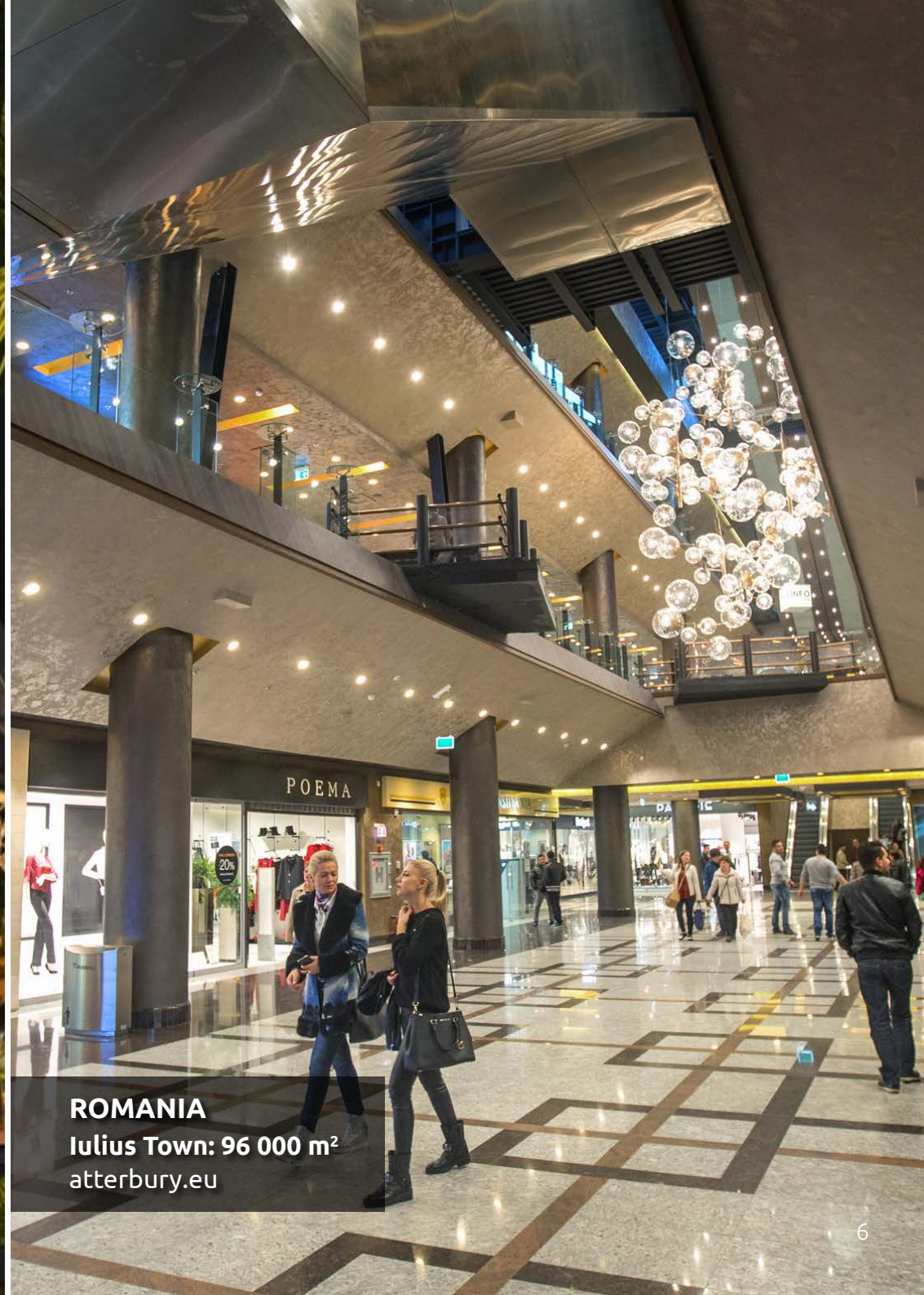


SOUTH AFRICA
Mall of Africa: 130 000 m²
mallofafrica.co.za



MAURITIUS

Bagatelle Mall: 55 000 m²
ascenciamalls.com



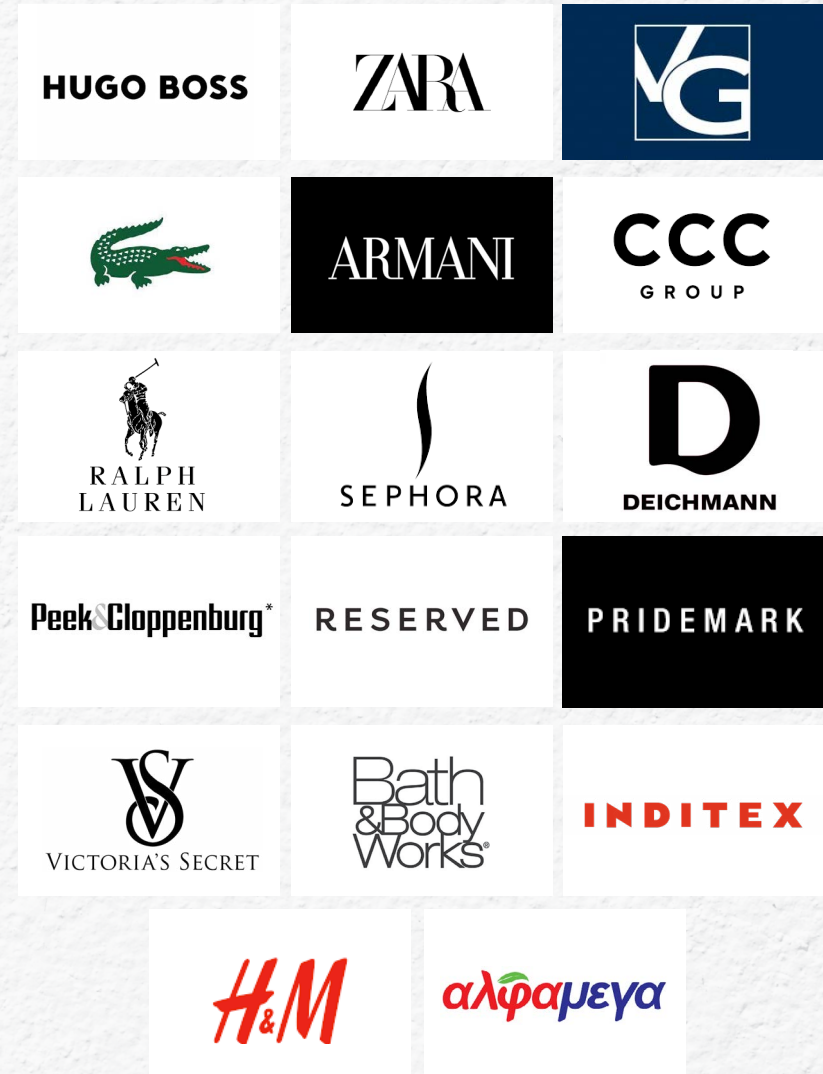
ROMANIA

Iulius Town: 96 000 m²
atterbury.eu



CYPRUS
 Mall of Cyprus: 50 000 m²
 atterbury.eu

Established relationships with some of the best known international and local brands



WHY CYPRUS?

A STRONG AND DIVERSIFIED ECONOMY

Cyprus presents a synergy between history and modernity

Located in the heart of the eastern Mediterranean, Cyprus is an enchanting blend of ancient mythology and dynamic economic progress. Embracing the future, this island has welcomed Atterbury Europe and its investments in the prestigious developments of Mall of Engomi and the Mall of Cyprus in Nicosia, showcasing a commitment to growth and innovation. For investors, Cyprus offers an irresistible proposition, with its strategic geopolitical stance, thriving economic landscape and an investment climate that's as welcoming as its rich history suggests.

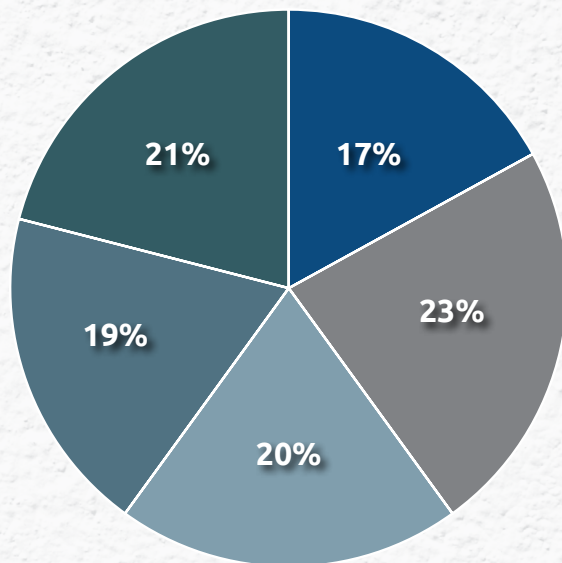
Cyprus offers a prime destination for investment growth, as the country is an attractive hub for investment, bolstered by its prime Mediterranean location and diverse economy. The Invest Cyprus Report highlights a notable surge in foreign direct investment, particularly post-pandemic, fostering a positive outlook for tourism recovery to pre-pandemic vibrancy.

The Harmonised Index of Consumer Prices (HICP) is anticipated to trend downwards, with projections indicating a decline to 2.5% in 2024, as the easing of gas and oil prices contributes to subdued energy inflation and the improvement of supply chain disruptions.

In the face of inflationary pressures, the resilience of the Cypriot economy is evident with sustained private consumption, buoyed by rising employment, increased wages and strategic government interventions to mitigate energy costs.

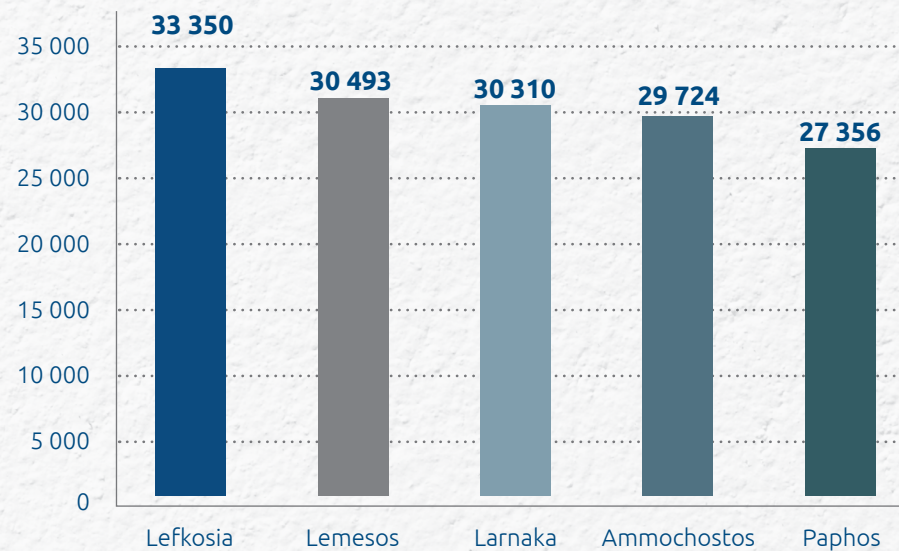
The many factors contributing to this are Cyprus' skilled workforce, quality of life, real estate and infrastructure opportunities, government support and initiatives, outstanding banking and financial services as well as many other emerging opportunities.

A diversified and robust economy

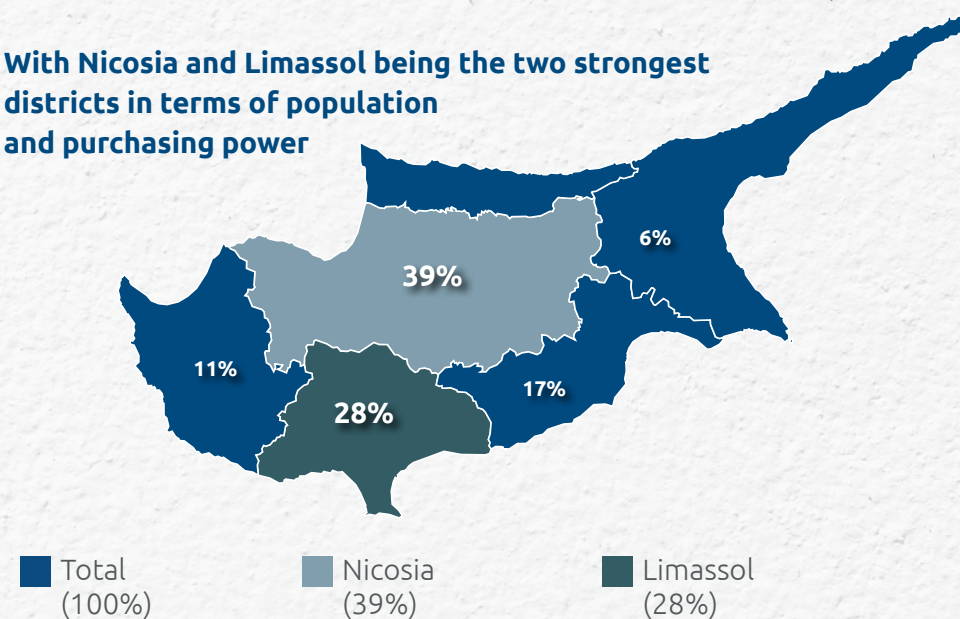


- 17% Real estate and construction
- 23% Tourism, trade and transport
- 20% Public, admin, defence, education and 19% healthcare
- 19% Financial, professional and administration services
- 21% Other sectors

The annual household expenditure is high



With Nicosia and Limassol being the two strongest districts in terms of population and purchasing power





Spicy

WHERE IN CYPRUS?

THE PERFECT LOCATION IS LIMASSOL

A premier destination for retail development

Located on the southern coast of Cyprus, Limassol represents the essence of transformation, emerging from its humble origins as a quaint port town into a bustling cosmopolitan hub. Today, Limassol is celebrated for its dynamic atmosphere and warm, spontaneous hospitality, offering an ideal locale for a new lifestyle retail development.

Limassol is Cyprus' second biggest district following Nicosia, with an area of 1 396 square kilometres and a population of 258 900 with approximately 100 000 households. The city has experienced high growth over the past 10 years, with new residential towers developed along its coast with foreigners choosing to reside there. These expats are mostly employed in the shipping, commerce and technology sectors, with high-paying jobs. They prefer high-end real estate properties. The area has also seen an increase in restaurants and shops, attracting many consumers and visitors, positively impacting growth prospects for the wider region.



Rich in history, bold in vision

Limassol's heritage is etched into its landscape, standing proudly between the historic cities of Amathus and Kourion. The city's heart beats around a medieval castle, where classical facades and winding streets harmonise with striking, avant-garde architectural wonders — testament to the city's ability to blend old with modern.

Economic vibrancy

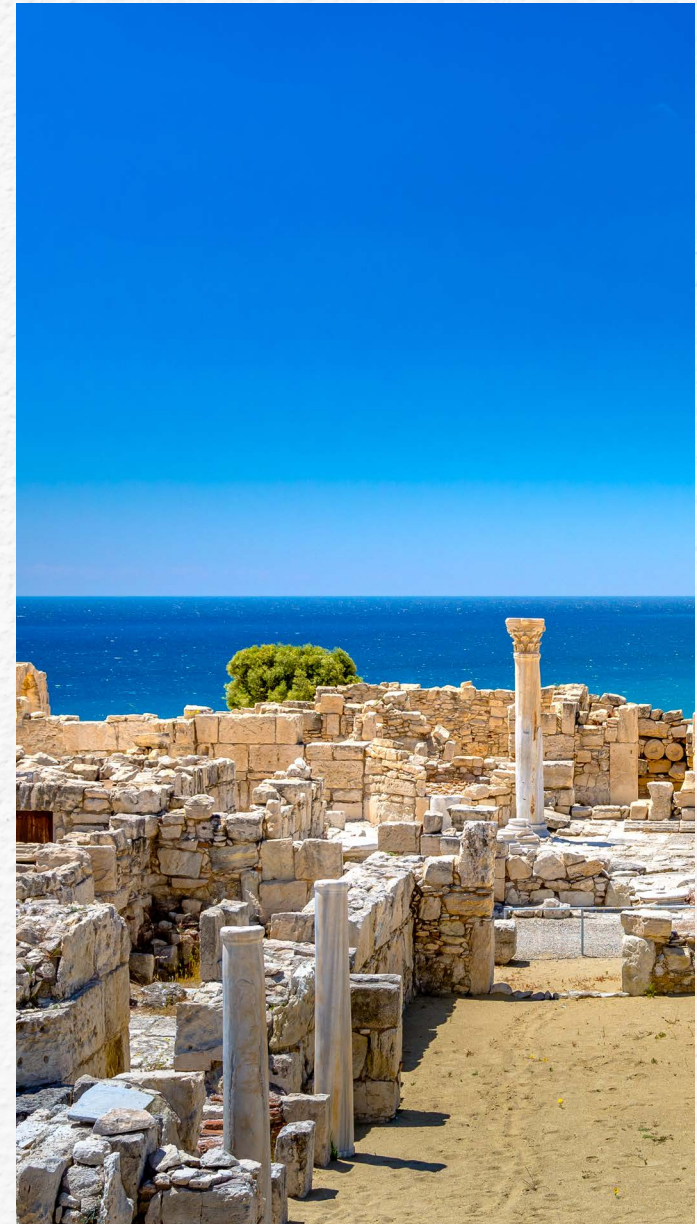
As Cyprus' second-largest city, Limassol is a beacon of economic activity. It boasts a diverse mix of commerce, residential life and leisure. This ensures a steady flow of consumers. The Port of Limassol, a bustling centre for Mediterranean trade, underscores the city's stature as a pivotal tourism, trade and service hub.

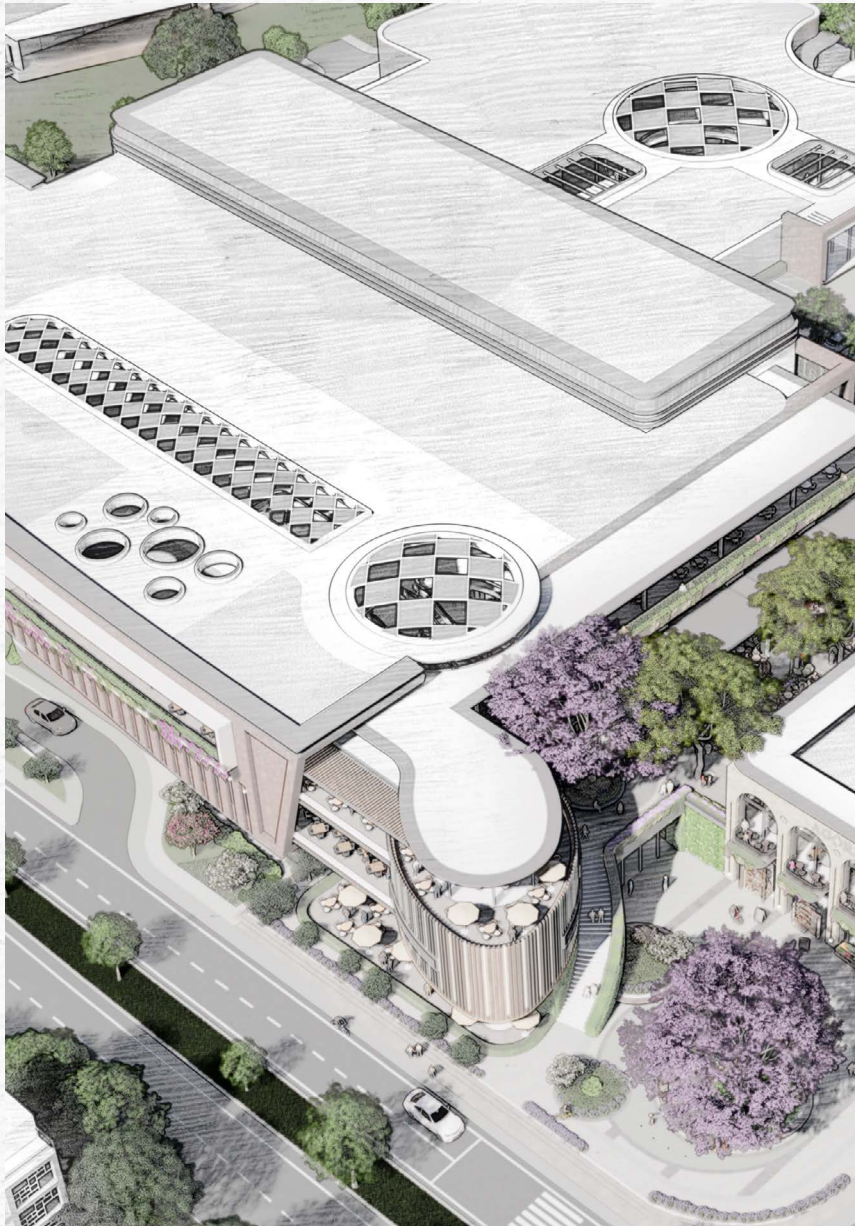
Festive spirit

Limassol is synonymous with festivity, where the community spirit is kindled through public celebrations that draw locals and visitors into the vibrant public spaces.

Real estate as an economic driver

Limassol stands at the forefront of Cyprus' economy, challenging perceptions with its buoyant real estate market. Limassol's property scene thrives, fuelled by technological advances and strategic government initiatives to attract global business. With over 20 000 newcomers to Cyprus since early 2022, mostly settling in Limassol, the city's growth trajectory remains steeply upward.





Post-pandemic growth

In the wake of the pandemic, Limassol's economic resurgence is palpable, with the property development sector accelerating. Landmark projects, such as Cyprus' inaugural casino resort and an array of residential complexes, mark the city's ambitious expansion.

Market trends

Limassol commands the highest office rental rates in Cyprus, reflecting its premium status. The influx of multinational corporations and the subsequent scarcity of prime office space serve as indicators of the city's burgeoning market potential.

Demographic dynamism

With a population growth rate that outpaces all other districts in Cyprus, Limassol is a magnet for foreign business activity. Its residents' robust consumption expenditure — second only to the capital — translates to a thriving retail environment, ideal for new ventures.

Foot traffic and turnover

With annual visitor numbers expected to surpass 4.5 million and a retail market turnover projected at €100 million, Limassol presents an attractive proposition for investors seeking to capitalise on the city's retail boom.

A substantial market waiting to be served by a premier mall

Cyprus is a prime destination for retail expansion with Limassol as its hotspot

| District | Population | No. of malls | GLA | Ratio |
|-----------------|----------------|--------------|---------------|------------|
| Nicosia | 361 600 | 3 | 77 032 | 4.6 |
| Limassol | 258 900 | 1 | 28 853 | 9.0 |
| Larnaka | 154 200 | 1 | 33 000 | 4.7 |
| Paphos | 101 900 | 2 | 51 000 | 2.0 |

Statistics and expectations



MEAN ANNUAL CONSUMPTION EXPENDITURE

Limassol has the second highest mean annual consumption expenditure, which translates in terms of retail to

€30 500 per household



ANTICIPATED TRAFFIC

It is expected that the annual traffic will exceed

4.5 million visitors



BASKET SIZE

Anticipated average amount spent is

€25 per person



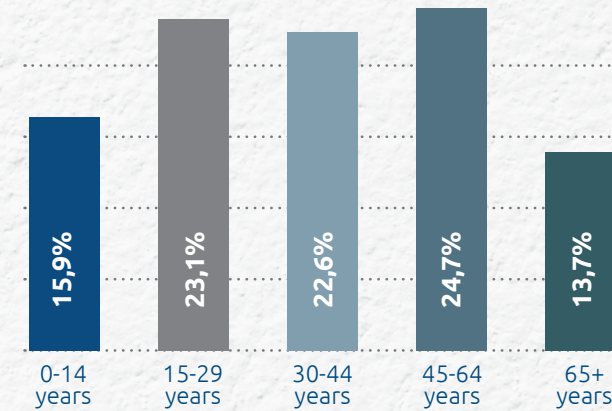
ANTICIPATED ANNUAL TURNOVER

It is expected that the annual turnover will lie at 10% of the total market size, i.e.

around 100 million euros

*Based on a Retail Market Research especially conducted for Mall of Limassol.

Limassol population analysis

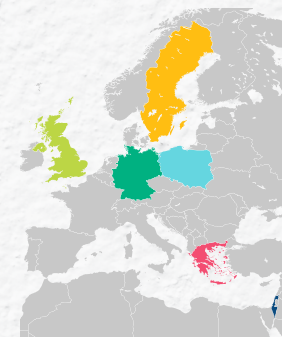


Limassol is the second biggest district in Cyprus, yet the first one in growth rate, as it attracts the majority of foreign business activity.

- City population: **260 000**
- Households: **100 000**
- Total population of foreign residents: **194 000** out of which more than 20% are living in Limassol

Tourists

The average number of tourists arriving in Limassol is approximately **460 000** (12% of arrivals in Cyprus).

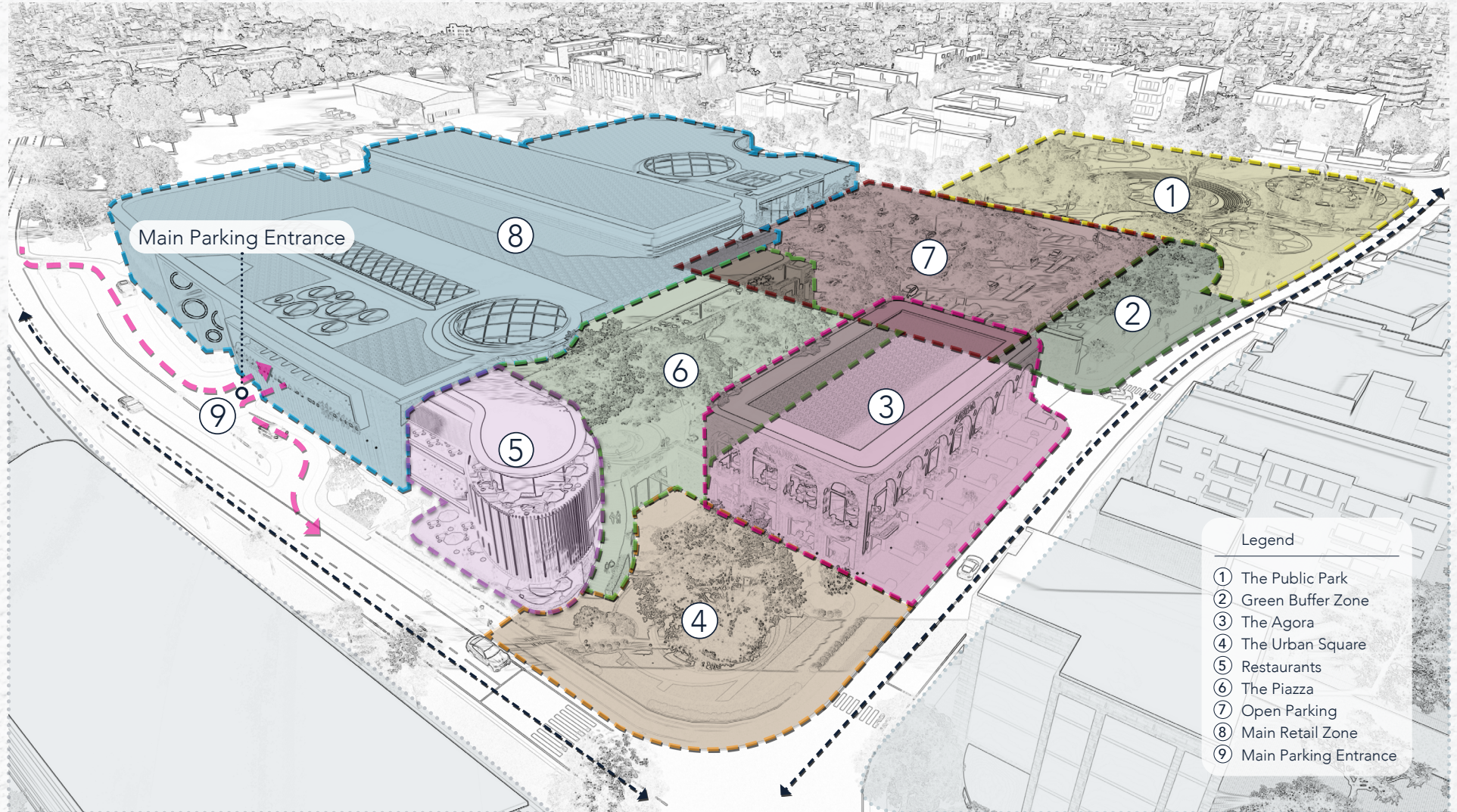


- United Kingdom: 34%
- Israel: 11%
- Poland: 7%
- Germany: 5%
- Greece: 5%
- Sweden: 4%

But not anywhere in Limassol, in the right location!



NOT JUST A MALL, THE FIRST SUSTAINABLE LIFESTYLE DESTINATION IN CYPRUS

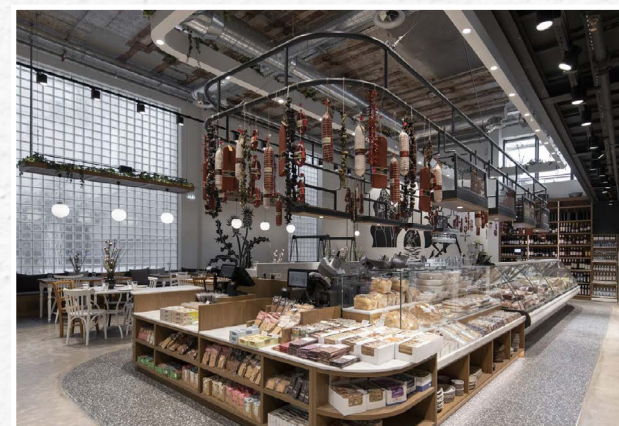


IT'S TIME FOR SOMETHING COMPLETELY DIFFERENT

THE AGORA: AN AUTHENTIC CYPRIOT EXPERIENCE

The Mall of Limassol is more than just a retail space; it is a testament to Limassol's bright future and a landmark synonymous with the city's identity. The project's design incorporates Limassol's traditional architecture, blending modern and historical aesthetics to create a space destined to become an integral part of the city's skyline. The public park and green buffer zone within the mall's premises link with the Piazza and Agora, offering a locus of visual beauty and greenery to its residential neighbours. This innovative approach sets the stage for a future where community and commerce coexist harmoniously, redefining Limassol's retail and social landscape into a beautifully orchestrated symphony of spaces.

Integral to this lifestyle development are the Agora, Public Square, Piazza and Food Court, which are not just amenities but pivotal elements that foster community interaction and enjoyment. The Agora Market Hall, inspired by materials reflecting Limassol's Old Town, provides a dynamic platform for local commerce, offering a space for traders to present specialised products and services. The Public Square serves as an inviting entrance to the mall, hosting weekend markets and exhibitions, while the Piazza and Food Court cater to gastronomic pleasures and family entertainment, enhancing the social fabric of Limassol.



THE MALL OF LIMASSOL FEATURES A **BESPOKE PIAZZA** AND A **SOPHISTICATED PUBLIC SQUARE**



THE MALL OF LIMASSOL IS NOT A TYPICAL MALL BUT FEATURES AN **INTEGRATED PUBLIC PARK WITHIN THE LIFESTYLE CENTRE**













THE MALL OF LIMASSOL OFFERS A **HIGHLY DIVERSIFIED** AND LARGE **RANGE OF TENANT MIX**

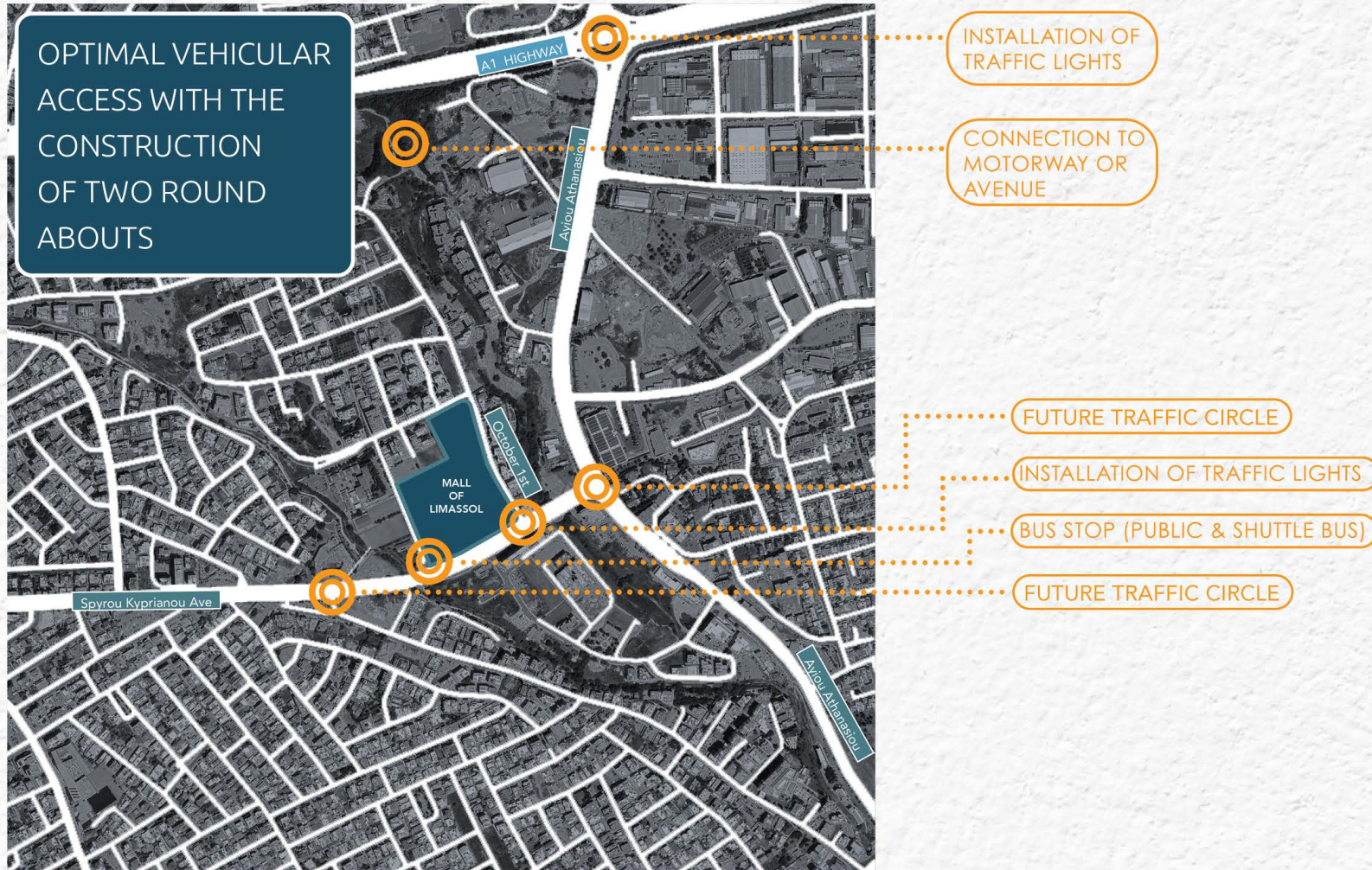
1 000+ SECURED PARKING SPACES, **114** POTENTIAL STORES AND **3** EXQUISITELY DESIGNED SHOPPING LEVELS

Development data:

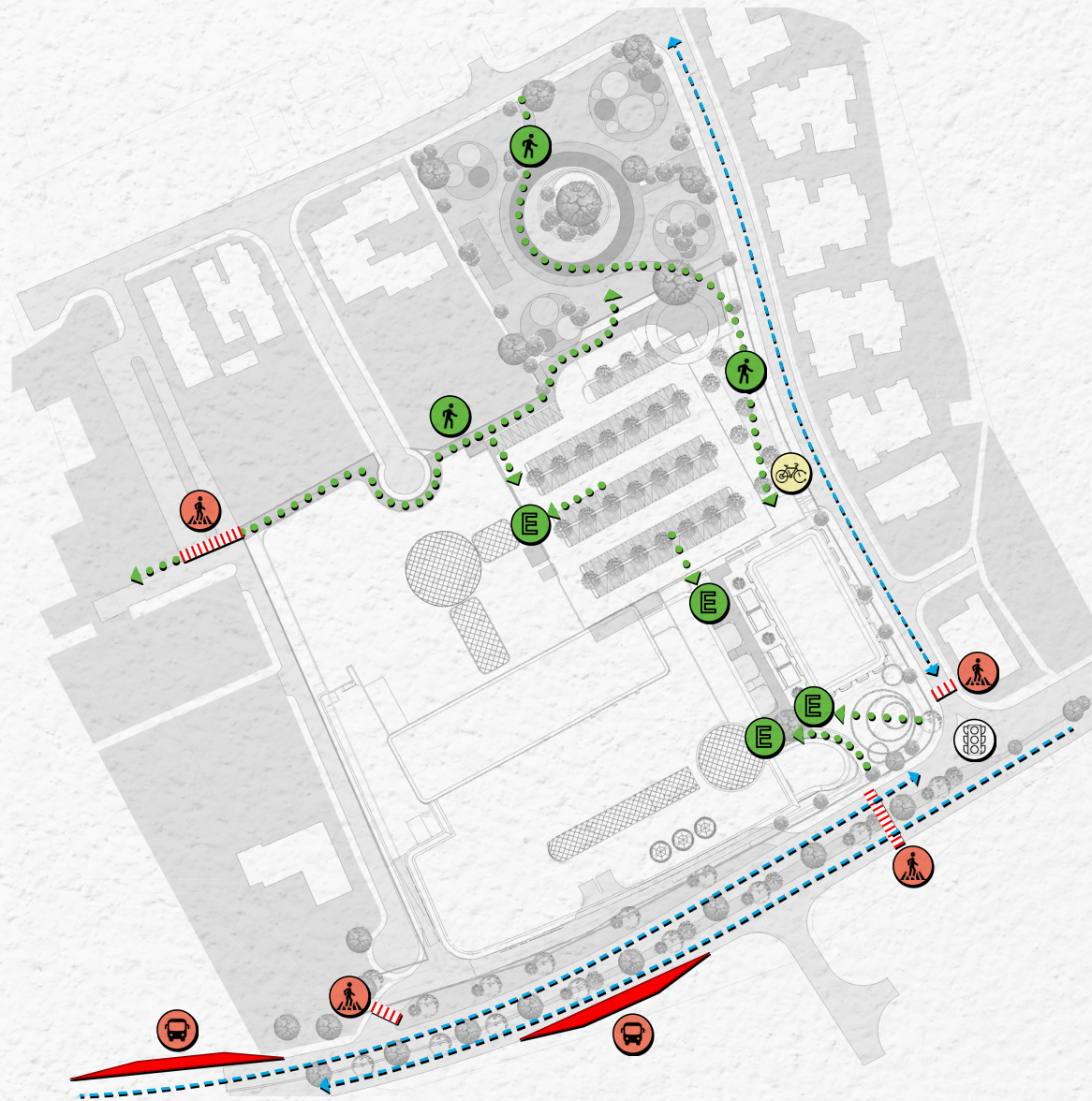
Store/shop breakdown

| | | | | | | | |
|---|---|---------------------|--------------|---|--|-------------------|-------------|
|  | Anchor Tenants Count: 8 | 7 792m ² | 28.8% |  | Jewellery Stores Count: 5 | 371m ² | 1.4% |
|  | Entertainment Count: 2 | 3 466m ² | 12.8% |  | Lifestyle Stores Count: 6 | 508m ² | 1.9% |
|  | Fashion & Accessories Count: 33 | 7 827m ² | 29.0% |  | Services Count: 6 | 516m ² | 1.9% |
|  | Food & Restaurant Count: 30 | 5 054m ² | 18.7% |  | Specialty Home & Tech Count: 4 | 574m ² | 2.1% |
|  | Health & Beauty Count: 7 | 775m ² | 2.9% |  | Stall Count: 14 | 142m ² | 0.5% |

BUILT ACCORDING TO INTERNATIONAL STANDARDS

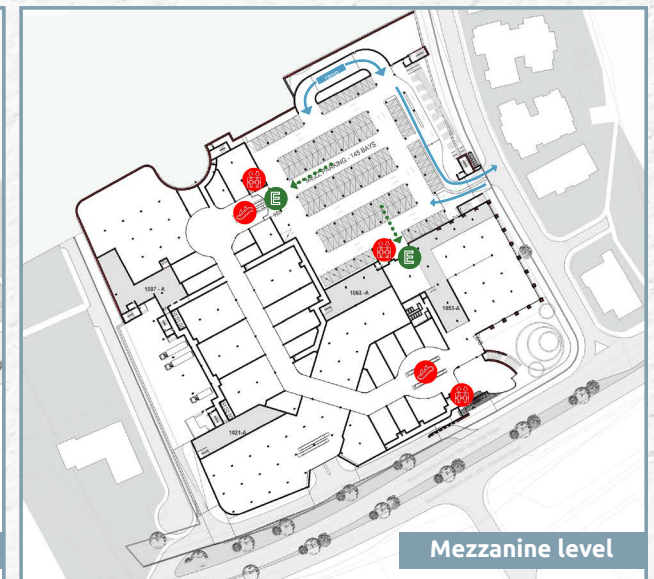
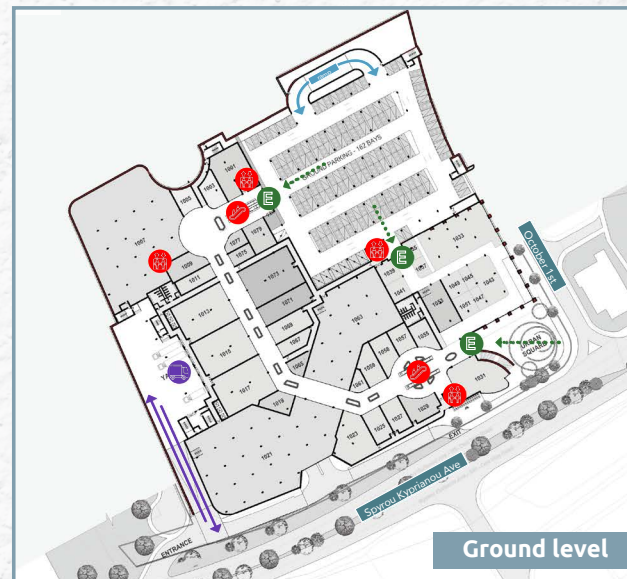
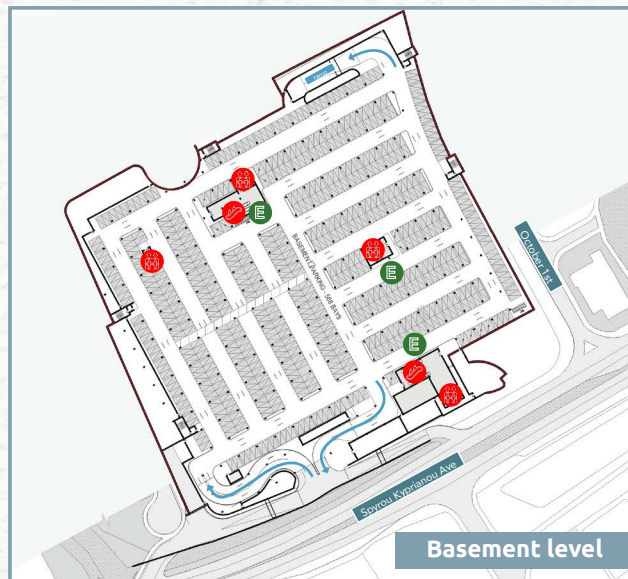


Provision for public transport



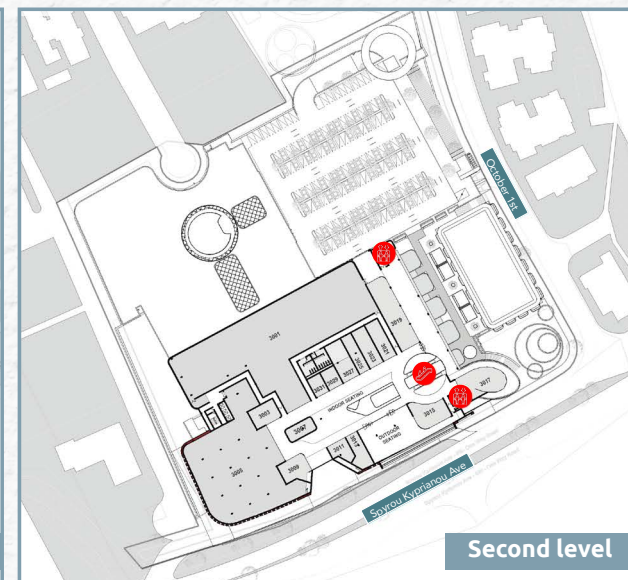
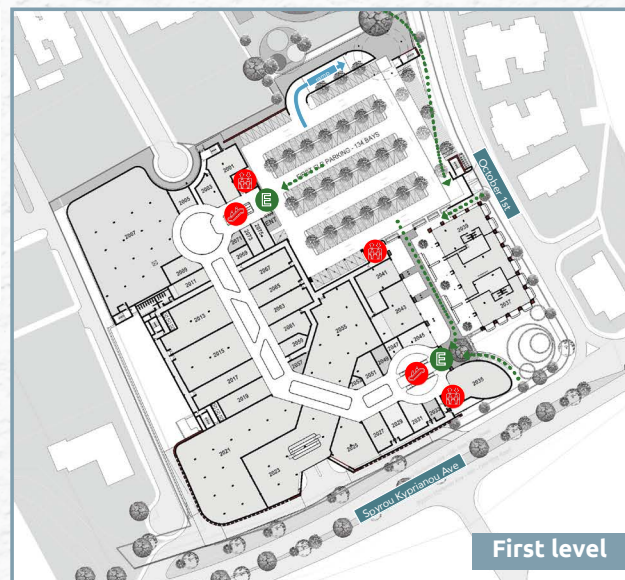
-  Signalling Upgrades
-  Bus Stops
-  Pedestrian Crossings
-  Pedestrian Walkways
-  Bicycle Parking
-  Entrances

Two vehicular entrances with 1 000+ parking bays, multiple pedestrian accesses and ample vertical accesses to facilitate the customer journey.



Legend

- mall entrance
- pedestrian movement
- vehicular movement
- elevators
- escalators
- delivery yard
- deliveries / dispatch



IN CONCLUSION

GLA - by level

| | | |
|---------------|----------------------------|-------------|
| Ground storey | 10 666m ² | 39.5% |
| Mezzanine | 1 578m ² | 5.8% |
| First storey | 9 874m ² | 36.5% |
| Second storey | 4 907m ² | 18.2% |
| | 27 025m² | 100% |



988
STANDARD PARKINGS

34
MOBILITY IMPAIRED

35
BICYCLE BAYS

1 000+
TOTAL PARKINGS



LEASING MANAGER

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Leasing Manager: Mall of Limassol

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Mob: +357 99465884

www.mallofcyprus.com

www.mallofengomi.com

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ARCHITECTURAL JOINT VENTURE

J & A PHILIPPOU ARCHITECTS-ENGINEERS

Experience

- More than 63 years of international experience – predominantly in Cyprus, but also most countries in the Middle East, as well as Greece, Kenya, and Libya.
- Designed more than 3 500 projects, which correspond to all sectors and all scales of the building industry – ranging from small scale renovations to large scale masterplans.
- Implemented approximately 2 250 projects, with over
- 1 million square metres of retail development.

Project discipline

- Architect of record
- Principal consultant
- Structural engineering
- Planning permission process (deviation)
- Consultants

J+A Philippou

architects · engineers

AEVITAS ARCHITECTURE STUDIO

Experience

- Design-focused, commercial architecture practice experienced in office, retail, residential, leisure and mixed-use developments of all scales.
- Extensive project experience in Africa, the Middle East, Asia and Europe.
- Implemented over 1 million square metres of retail development.
- Proven track record in Cyprus with the successful completion of the Mall of Cyprus extension.

Project discipline

- Concept architect
- Design consultant
- Interior design consultant

aevitas
ARCHITECTURE STUDIO

MECHANICAL / ELECTRICAL AND ENERGY ENGINEERING CONSULTANTS

MPEC ENGINEERING CONSULTANTS

Experience

- More than 15 years of experience in the field.
- Executed a vast number of consultancy projects in Cyprus, for local and international companies.
- Authorised energy design / consulting firm.

Project discipline

- Mechanical
- Electrical
- Energy Engineering Consultants



FIRE AND SAFETY ENGINEERING CONSULTANTS

FEC INTERNATIONAL

Experience

- More than 30 years of experience.
- Operating in Cyprus and the Middle East region.
- Successfully executed more than 700 projects, in the fields of fire and safety consulting.

Project discipline

- Fire
- Safety engineering consultants



FEC International
fire | safety | emergency management

COST CONTROL JOINT VENTURE

MLC CONSTRUCTION COST CONSULTANTS

Experience

- More than 85 years of experience in the market.
- Maintaining offices in 10 strategic locations globally, operating in more than 42 countries.
- Executed more than 8 100 projects, with over 4 million square metres of retail development.

Project discipline

- Quantity surveyors & cost control consultants



MNPCQS (LOCAL PARTNER)

Experience

- More than 29 years of experience in the market.
- Operating in 7 countries, including Europe and the Middle East.
- Executed more than 1 000 projects.

Project discipline

- Quantity surveyors & cost control consultants

