

EUROPEAN RETAIL PARKS

WHAT'S NEXT

SUMMER 2019





Cover photo - Drève Richelle Retail Park, Waterloo, Belgium

CONTENTS

EXECUTIVE SUMMARY	1
KEY HIGHLIGHTS	2
WESTERN EUROPE	5
CENTRAL & EASTERN EUROPE	9
WHAT'S NEXT	13
CAVEATS & DEFINITIONS	20

EXECUTIVE SUMMARY

In recent years, European retail parks have experienced a significant transformation with regard to the breadth of tenant mix and quality of design.

Retail park development continues to evolve across Europe. In Western Europe, where retail park development has reached maturity, the new schemes have to be innovative and compelling to be successfully developed. Many of the new retail park schemes include leisure and F&B to make them more attractive as retail destinations. In Central and Eastern Europe, the market has relative under supply, providing scope for increased levels of retail park development activity.

Affordability, flexibility, convenience and accessibility are the main attractions for new retail park occupiers and shoppers.

European retail park floorspace increased by 2.2% in 2018, reaching 50.1 million sq m. Overall, 995,000 sq m of new retail park space was completed, 15% less than in 2017.

France was the most active country in 2018, accounting for more than a third of total new space in Europe. Spain took second position with 165,000 sq m, followed by the United Kingdom with 121,000 sq m of new space.

A steady supply of new space is expected going forward, with 1.45 million sq m of new retail park space scheduled for opening in 2019/2020. Nevertheless, quick and easy construction and a growing number of schemes below 5,000 sq m are expected to boost the number of openings.

In Western Europe, development continues to focus

on large cities with strong catchment areas and high pedestrian flows, although the development of small schemes is accelerating in some countries. Strong economic fundamentals, demographics and attractive catchment areas are the main criteria for site selection. However, some retailers are also developing their own small retail parks, offering spaces to other brands and activities.

An increasing amount of older stock is now looking dated and will require refurbishment/redevelopment going forward. Many landlords are reviewing their retail park portfolios and identifying opportunities for redevelopment and alternative uses, although these opportunities are currently restricted to the major cities.

In Central and Eastern Europe, the outlook for the retail park market remains positive. Development is turning to smaller schemes in smaller cities and suburban areas, in addition to secondary and tertiary locations. More dominant retail parks are expanding by attracting mass market fashion retailers. Retailer expansion in smaller towns is creating opportunities for the development of small and medium schemes, which is boosting opportunities for local developers.

The continued growth of online retail sales will have an increasing impact on the out-of-town retail market. However, retail warehousing remains relatively less exposed than other sub-sectors, given the more sustainable rental levels and continued popularity of car-borne shopping.

KEY HIGHLIGHTS



TOTAL RETAIL PARK FLOORSPACE
IN EUROPE WAS

50.1
MILLION SQ M

AS OF 1 JANUARY 2019

	EUROPE	WE	CEE
STOCK OF RETAIL PARK SPACE (MILLION SQ M)	50.1	44.4	5.7
Y-Y GROWTH	+2.2%	+1.9%	+4.0%

IN 2018

995,000
SQ M

OF NEW RETAIL
PARK SPACE WAS
COMPLETED



15%

LESS THAN IN 2017

	EUROPE	WE	CEE
NEW RETAIL PARK SPACE ADDED IN 2018 ('000 SQ M)	995	776	219
Y-Y GROWTH	-14.6%	-20.6%	+16.8%

APPROXIMATELY



1.45
MILLION SQ M

OF NEW RETAIL PARK SPACE IS EXPECTED TO BE DELIVERED IN 2019/2020, WITH AROUND

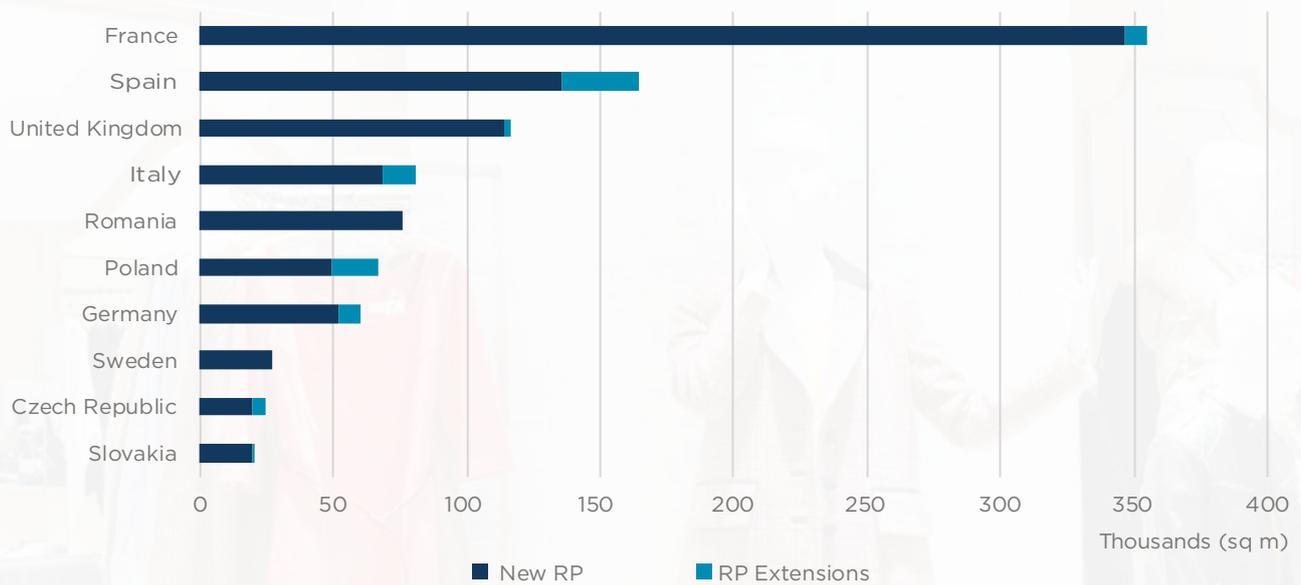
1.3
MILLION SQ M

OF THIS SPACE IN
WESTERN EUROPE

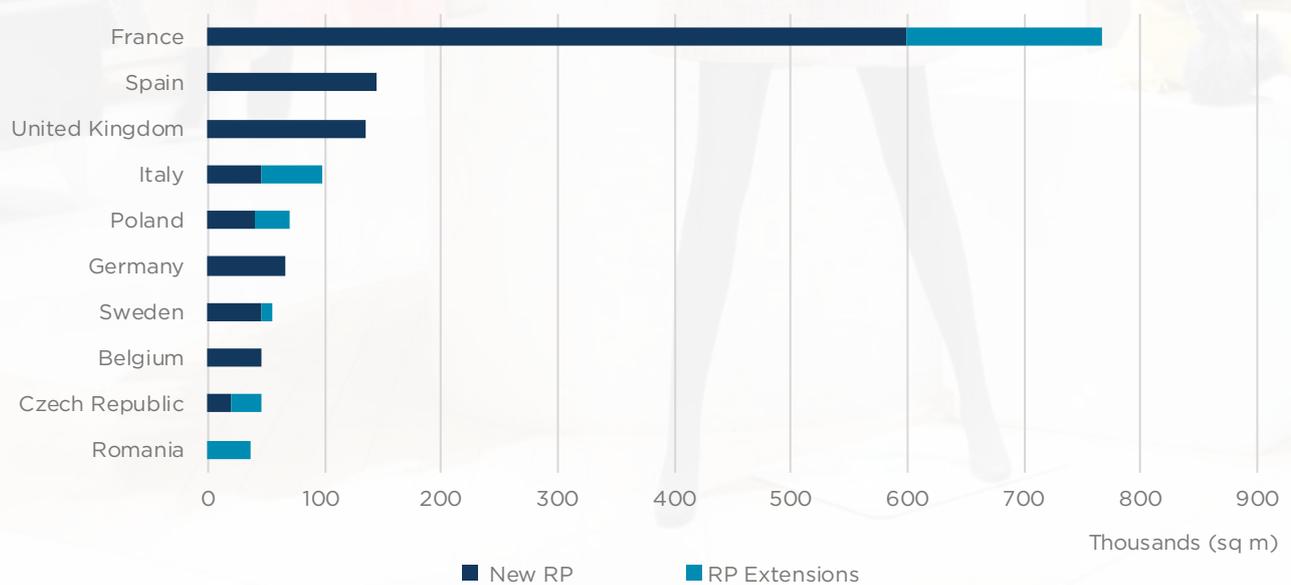
	EUROPE	WE	CEE
NEW RETAIL PARK SPACE TO BE DELIVERED IN 2019/2020 ('000 SQ M)	1,446	1,279	167
Y-Y GROWTH	-27.3%	-20.8%	-55.4%

KEY HIGHLIGHTS

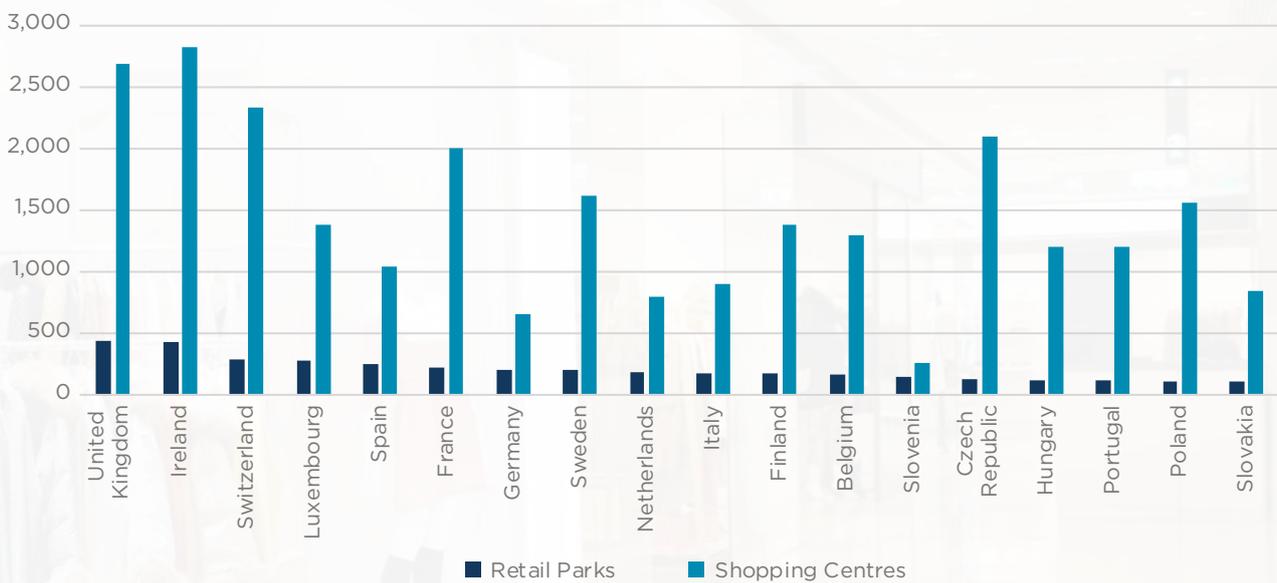
TOP 10 COUNTRIES FOR NEW RETAIL PARK SPACE (SQ M) IN 2018



EUROPEAN RETAIL PARK DEVELOPMENT PIPELINE (SQ M) - TOP 10 COUNTRIES IN 2019/2020



SHOPPING CENTRE VS. RETAIL PARK PRIME RENTS €/SQ M/YR - MARCH 2019



EUROPEAN RETAIL PARK DEVELOPMENT BY REGION



Note: Chart does not include Germany's data

WESTERN EUROPE

Key facts and figures



Total retail park floorspace in Western Europe amounted to **44.4** million sq m as of

1st January 2019. Germany, the UK and France remain the largest markets in the region, accounting for more than **74%** of total retail park space.



In 2018, **776,000** sq m of new retail park space was delivered to the market, a **21%**

decline on 2017. France, Spain and the UK were the most active countries, accounting for **82%** of new space in Western Europe.



Overall, **1.3 million** sq m of new retail park space is expected to open in 2019/2020,

a **21%** drop on 2018/2019. Development is expected to remain strongest in France, with **782,000** sq m scheduled for completion, representing **54%** of the total development pipeline in Europe.

Market Size

RETAIL PARK DEVELOPMENT IS OVERTAKING THAT OF SHOPPING CENTRES IN FRANCE

2018 saw retail development declining for the third year in a row. Approximately 355,000 sq m of new retail park space was completed, representing a 22% drop compared with 2017. While retail park development has been decelerating, the volume of annual completions surpassed that of shopping centres which has been declining at an increasing rate, -28% in 2018. There is a little evidence of over-supply, although the market is slowly reaching maturity. With lower rents and service charges, the retail park format has proved attractive to retailers. The improved design of the new generation of retail parks has also contributed to the appeal of these schemes to occupiers and visitors alike.

This is reflected in the development pipeline, with 782,000 sq m of new retail park space currently under construction and expected to open in 2019/2020. However, it is possible that a large proportion of retail park openings maybe delayed. Around 200,000 sq m of new retail park space scheduled for opening in 2020 could be postponed to the following year.



REDUCED LEVEL OF RETAIL PARK DEVELOPMENT IN THE UK WITH SHIFT TO SMALLER SCHEMES

Retail park development has declined significantly in the UK since its peak over 10 years ago. In 2017, retail park development activity was 148,000 sq m, showing a solid increase on the previous year. In 2018, the volume of new retail park completions decreased by 18% on 2017 and is expected to remain at similar levels in 2019. New retail park developments increasingly include a leisure component to support the attractiveness and dwell time of the shopping destination.

In 2018, the 23,000 sq m shopping and leisure element at Thorpe Park, Leeds, saw key lettings to open A1 retailers such as M&S, Next and H&M. These were supported by a 10-screen Odeon cinema, a Pure Gym and a strong F&B offer.

The majority of new retail park developments going forward are generally smaller schemes of 5-8,000 sq m, based around smaller format supermarkets plus value retailers. This new type of 'convenience retail park' is typically let to Aldi, Lidl, M&S plus value-variety retailers such as Home Bargains, B&M or The Range. In tandem, a number of outdated solus big box retail units including DIY or former Toys R Us stores are being redeveloped for mixed use residential or urban logistics schemes in major cities.

SOUTHERN EUROPE IS SEEING A VARIETY OF TRENDS, WITH STRONG GROWTH IN SPAIN, POSITIVE ACTIVITY IN ITALY AND MORE LIMITED DEVELOPMENT IN PORTUGAL

2018 was an exceptionally strong year for development in Spain, with 165,000 sq m of new retail park space completed, four times higher than in 2017. Retail park developers and landlords are undertaking refurbishment projects and incorporating a broader range of commercial and leisure occupiers to improve their appeal to customers. Going forward, the retail park market will continue to attract investor interest. Development opportunities in some cities (such as Seville) are being used up and, with a lack of new prime product, retail park development is expected to shift to more secondary locations. In Italy, approximately 100,000 sq m of retail park space is currently under construction and expected to be completed in the next two years, almost equally divided between new space and extensions.

WESTERN EUROPE

EXPECTED RETAIL PARK OPENINGS - 2019/2020



STEEL

 FRANCE
SAINT-ETIENNE

 70,000 SQ M

 2020



GO LLEIDA

 SPAIN
LÉRIDA

 55,000 SQ M

 2020



THE LEAF

 BELGIUM
TERNAT

 28,678 SQ M

 2019



SETTIMO CIELO (EXTENSION)

 ITALY - SETTIMO
TORINESE (TURIN)

 25,100 SQ M

 2019



EMSPARK (EXTENSION & REDEVELOPMENT)

 GERMANY
LEER

 19,000 SQ M

 2019

 LOCATION
 SIZE
 OPENING YEAR

Source: List AG

Source: Cushman & Wakefield



CENTRAL & EASTERN EUROPE

Key facts and figures



Retail park floorspace in Central & Eastern Europe amounted to **5.7** million sq

m as of 1st January 2019, with the Czech Republic, Romania and Poland accounting for **66%** of the total retail park market in the region.



In 2018, **219,000** sq m of new retail space was delivered, a **17%** increase on 2017. Development

activity was strongest in Romania, where 76,000 sq m of new retail park space was delivered. Poland and the Czech Republic took second and third position respectively.



In 2019/2020, approximately **167,000** sq m of new retail park space is expected

to open – some **55%** below 2018/2019. Poland has the largest development pipeline, accounting for **44%** of total space scheduled for completion in 2019/2020.

Market Size

GROWING DEMAND FOR SMALLER RETAIL PARKS IN THE CZECH REPUBLIC

The Czech Republic remains the largest retail park market in Central and Eastern Europe. In 2018, 24,000 sq m of new retail park space was completed. However, there is increasing demand for local small retail park schemes serving only their primary town or the closest regional catchment. Demand for retail park space is supported by newcomers, increasing interest from F&B and leisure operators, value retailers and e-commerce operators. This trend is expected to continue, with 46,000 sq m currently under construction and scheduled for completion in 2019/2020.

RETAIL PARK FORMAT BECOMING ESTABLISHED IN ROMANIA

With 1.3 million sq m, the size of the retail park market in Romania is comparable with the Czech Republic, but retail park density remains at a low level. In 2018, 76,000 sq m of new retail park space was opened, accounting for 73% of all new retail supply, making retail parks the most active retail segment. Given the size of towns/cities in Romania – with only one city with a population above 500,000 – retail parks seem to be the most versatile and efficient type of retail. The format works well in larger towns, as well as smaller communities which are unable to accommodate large shopping centres. This is especially true in tertiary cities, such as Roman, Slobozia and Bistrita, where retail parks will be the dominant format for the foreseeable future.



STEADY GROWTH IN RETAIL PARK SPACE IN POLAND

Over the last two years, retail park development in Poland has accelerated. Retail parks are perceived as a format which can attract shoppers (easy access and convenient one-stop shopping), occupiers (relatively low costs, a flexible floor layout) and investors (an opportunity to enter smaller towns). Approximately 74,000 sq m of new retail park space was completed in 2018, a 21% increase on 2017. However, the popularity of shopping centres is clear and new retail parks represented only 19% of all new space in 2018. A steady pace of development is expected in 2019, with 73,000 sq m scheduled to open. A number of expanding retailers are focused on smaller towns where retail parks are often the only modern retail destination.

ELSEWHERE IN THE REGION, SMALL SCHEMES IN SECONDARY AND TERTIARY CITIES REPRESENT AN OPPORTUNITY FOR RETAIL PARK DEVELOPMENT

In Bulgaria, shopping centres have traditionally been the main focus for retailers and developers. However, market conditions are now changing, and retailers are looking to expand in second- and third tier cities. This provides an opportunity for small-to-medium sized retail parks with easy access, affordable rents and good quality tenant mix. This format is the main option for incoming retailers, since there are generally few shopping centres in areas with populations under 100,000.

In Hungary, retail park development has been limited and there have not been any new openings over the last three years. Occupier demand remains steady, but both domestic as well as international tenants concentrate on the most dominant existing schemes. This trend is expected to continue for the foreseeable future, with no new projects scheduled for completion in the near term.

In Slovakia, approximately 21,000 sq m of new retail park space was completed in 2018. While this is in line with 2017, the number of new schemes below 5,000 sq m is growing. Development is supported by demand from consumers in smaller towns and suburban areas who are looking for convenient shopping facilities.

CENTRAL & EASTERN EUROPE

EXPECTED RETAIL PARK OPENINGS - 2019/2020



**MORSKI PARK
HANDLOWY (EXTENSION)**

📍 POLAND
GDAŃSK

📏 16,500 SQ M

📅 2019



**COLOSSEUM RETAIL
PARK (EXTENSION)**

📍 ROMANIA
BUCHAREST

📏 16,500 SQ M

📅 2019



AVENTIN RP JIHLAVA

📍 CZECH REPUBLIC
JIHLAVA

📏 11,000 SQ M

📅 2020



ARENA CENTAR

📍 CROATIA
ZAGREB

📏 8,000 SQ M

📅 2019



CAPITOL PARK LESKOVAC

📍 SERBIA
LESKOVAC

📏 6,500 SQ M

📅 2019

📍 LOCATION
📏 SIZE
📅 OPENING YEAR

Source: Cushman & Wakefield



HOMEPARK

RTV EURO AGD

HOMEPARK

FM KUCHNIE

arte wykładziny | dywany

ECCO

arte wykładziny | dywany

ECCO

ECCO

WHAT'S NEXT

EUROPEAN RETAIL PARK TRENDS AND OUTLOOK



STRENGTHS

Rental levels/service charges are generally lower than prime shopping centres

Quick, easy and low cost construction

Good visibility and accessibility on major roads

Continued popularity of car-borne shopping

In CEE, increasing pool of potential occupiers

Large floorspace allows for show-rooming, as well as click & collect points

Close proximity to large urban populations



WEAKNESSES

Limited number of occupiers in some markets particularly Western Europe

Format not suitable for all types of retailers e.g. high end luxury brands

Poor quality and ageing stock in some mature countries

Poor road infrastructure in some countries



OPPORTUNITIES

Under-supply of retail parks in smaller cities

Growth of value/discount food sector

High levels of home ownership in some CEE countries

Population growth and residential development boom in some large cities

Large, well-located sites on major arterial routes may offer a range of other uses

Rising demand from residential, last mile depots or e-commerce showrooms may offer change of use potential/re-purposing



THREATS

Continued growth of online sales

Autonomous vehicles may impact the accessibility advantage of out-of-town

Population decline in smaller secondary/tertiary cities in some countries

Dominance of home-related sectors could lead to increased vulnerability during economic slowdown



OUT OF TOWN RETAIL NEEDS TO PROVIDE LOW OPERATING COSTS TO MITIGATE RISE OF ONLINE

Physical retail is very much alive – but it is undergoing a significant evolution and the out-of-town market is not immune.

The key driver of this change is the growth of online shopping. In the UK, online sales currently account for around 20% of the total, while in Continental Europe online sales rates are generally lower and vary according to market maturity. Germany (c.15%) and France (c.10%) have the most mature online markets after the UK, while online sales in Sweden and the Netherlands stand at around 10% of the total.

The expected continued growth in online sales will lead to disruption in the short to medium term, as retailers try to re-configure their distribution networks to suit the omni-channel world. Indeed, in order to get closer to customers, a number of European big box retailers are opening smaller formats in suburban locations in major cities, notably in areas with lower levels of car usage.

However, out-of-town retail offers a degree of resilience by way of a low-cost option for occupiers, not to mention good accessibility for car-borne shoppers and ongoing improvements to tenant mix such as more food & beverage and leisure operators.

As shops evolve more towards ‘showrooms’, the availability of large and flexible units fits well with this trend, while many retail warehouse units and parks also provide enough space to run click & collect and home delivery operations.

In the event of change of use, the proximity of many retail parks to large urban populations could offer potential solutions for last mile logistics operators, or indeed residential development opportunities, particularly in markets such as the UK where there is an acute housing shortage.



RETAIL PARKS RESPOND TO THE CHANGING REQUIREMENTS OF RETAILERS AND CONSUMERS

Retail parks have proved to be an efficient alternative to shopping centres, notably during times of economic uncertainty and retailer sales volatility. With generally lower rents and service charges, flexible floor layouts and increasing access to smaller cities, the retail park format is expected to remain attractive to both existing occupiers and new market entrants. Changing market conditions have also had an impact on retailer expansion strategies, which are increasingly focused on second and third tier cities.

Retail park development is also supported by increasing consumer demand for the convenience and accessibility associated with the out-of-town market. The improvement in the design of new generation retail parks will also contribute to enhancing their appeal to retailers and customers.



THE RELATIVE UNDER-SUPPLY OF RETAIL PARKS AND THEIR ABILITY TO OPERATE IN SMALL CATCHMENT AREAS INDICATE FURTHER GROWTH POTENTIAL FOR THE FORMAT

In most of Western Europe, retail park markets are slowly reaching maturity. Many cities now have adequate provision and some retail park stock has become obsolete. However, there have not been any significant closures so far. Most have been limited to older bulky goods schemes in secondary locations. New retail park space continues to be developed, although difficulties in the UK occupier market and the uncertain consumer outlook in France will reduce the pipeline going forward.

In Central and Eastern Europe, the retail park market is in its relative infancy. Approximately 45% of total stock is less than ten years old. While there has been a significant amount of development, there is still a relative under-supply of space in many areas, especially in smaller towns.

WHAT'S NEXT

EUROPEAN RETAIL PARK TRENDS AND OUTLOOK

04

FOCUS ON SMALLER CITIES AND SUBURBAN AREAS IN CENTRAL AND EASTERN EUROPE VERSUS LARGER CITIES IN WESTERN EUROPE

In Central and Eastern Europe, development is expected to focus on medium, small or even sub-5,000 sq m retail parks located in smaller cities and suburban areas. Secondary and tertiary locations with a limited offer of modern retail space will also attract retail park development.

In Western Europe, while there is a shift towards smaller schemes, larger cities with high footfall traffic, large catchment areas and good accessibility are still the main focus for developers. Retail park space is continuing to grow, as a number of small and medium-sized schemes come to fruition. Going forward, the lack of prime stock is expected to favour increased levels of refurbishment activity of secondary stock.

05

CO-LOCATION OF SHOPPING CENTRES AND RETAIL PARKS

There is significant potential for the development of retail parks adjacent to existing dominant shopping centres in certain countries. In Poland, the 27,000 sq m Galeria Bursztynowa in Ostrołęka was originally opened in 2014. In 2018, the scheme was extended and the 5,000 sq m retail park was added. Jysk, Media Markt, Decathlon, Komfort and Smyk are the main tenants in this new scheme.

In Spain, Capuchinos in Salamanca was born out of the integration of a retail park and a shopping centre to enhance the existing offer. In France, a new hybrid format is also emerging which combines a retail park with a standard shopping centre, including a strong focus on architectural design.



REPURPOSING, REBRANDING AND RESIZING OF RETAIL PARKS

Retail landlords will continue to experiment with different uses. In the Czech Republic, the 13,000 sq m Štěrboholy Retail Park opened in 2018 which included three residential buildings. In Romania, the forthcoming Prima Retail Park in Sibiu will include a 15,000 sq m shopping gallery with hypermarket in phase one, while the second phase will comprise a mix of bulky goods retailers as well as a hotel. In Germany, the number of non-retail tenants is increasing, with fitness, leisure, health & beauty operators, kindergartens and offices all expected to use 'retail park' space.

In some countries, the development of so-called third generation retail parks is increasing, with a specific focus on fashion (existing retail park Campus Park Brno and planned retail park Znojmo Aventin in the Czech Republic). In some well-developed locations, retail parks are branding themselves based on a theme or a specific product category. Examples include Lanterna (Helsinki), which is specialised in home decor and building supplies, Porrtipuisto (Vantaa), which is specialised in home decor and a part of Tammisto retail park which is specialised in sports and outdoor products.

Big box operators and hypermarkets are also experimenting, some by reducing their space in order to accommodate multiple functions within the same property. In Germany, some hypermarkets have reduced their size and created space which has been used by smaller specialist shops, F&B stations, eco-supermarkets and stores selling international goods (Turkish, Polish, Russian). One good example is the transformation of five REWE group stores in Romania, whereby the 4,000 sq m XXL Megadiscount supermarkets were resized and redeveloped into the smaller format Penny supermarket and several other complementary stores, including Decathlon, Deichmann, Pepco, Takko and JYSK.

In the UK, some first generation retail warehouse assets – primarily solus 'big box' units – are being redeveloped for mixed use schemes, mainly residential led. Opportunities also exist for redevelopment to urban logistics.



EXPANDING RETAILERS AND NEWCOMERS SUPPORT RETAIL PARK DEVELOPMENT ACROSS EUROPE

2018 was characterized by a number of expanding retailers and new entrants to the retail park market. Examples include German discounters Lidl and Aldi, which have been pursuing retail park opportunities in a number of countries. These retailers can often generate significant additional footfall in retail park locations. Other examples include the expansion of Hornbach and Bauhaus in the Netherlands. Homesense (part of the TK Maxx group), Homesavers (part owned by B&M) and Harvey Norman (the Australian furniture and electrical goods retailer) are continuing to consolidate their position as leading retailers in Ireland. More recently, Danish furniture retailer JYSK has committed to a number of new store openings. Costa Coffee and other coffee chains have built pods in a large number of regional retail parks in the UK, which has helped to increase footfall and dwell times. Budget gym operators such as PureGym, The Gym Group and JD Gyms are also increasingly occupying space in the UK retail parks.

In Central and Eastern Europe, the importance of value retail is growing (Czech Republic, Poland – Dealz, Action, Tedi, Bulgaria – Pepco). E-shop operators (such as Alza) are also increasingly considering well-located retail parks as other pick-up points or showrooms.

On the other hand, it is important to note that there is an increasing number of traditional out-of-town retailers which are trialling smaller formats to access inner urban areas of major cities, such as London, Paris and Madrid. The main aims are to get closer to customers in higher footfall locations, protect their brand and to test new trading formats. UK examples include Lidl and Aldi, which have a well-established regional network plan, with specific locations and format criteria for opening local stores. For city store roll outs, Maisons du Monde opted for strong footfall locations, over and above just convenience and mixed mission locations, where quality was selected over volume. Other similar examples in various countries include Boulanger, Decathlon, Kiabi, Leroy Merlin, IKEA's city centre 'planning studio' or B&Q which have also opened a new smaller format (500 sq m) in densely populated London suburb.

WHAT'S NEXT

EUROPEAN RETAIL PARK TRENDS AND OUTLOOK



LEASING RISK SHIFTING FROM OCCUPIERS TO LANDLORDS

In most countries, retail park occupiers expect a fit out contribution from landlords. Regarding lease lengths, ten years is becoming standard, with retailers commonly seeking breaks in year five or seven. Moreover, in some countries, lease lengths are decreasing from 10-15 years to 6-7 years. Retailers on retail parks are showing more flexibility around the concept and unit size, which can vary by location and market.



LANDLORDS OFFERING MORE REASONS TO VISIT

Retail park landlords have been focused on adjusting tenant mix to align with local needs. This includes increasing the F&B and leisure offer, targeting fashion retailers and extending the offer of convenience goods and services. Larger parks have been investing more in leisure, particularly by incorporating branded food operators and gyms.

The first phase of Rushden Lakes in the UK originally opened in 2017, with a number of high street retailers such as Hobbs and White Stuff not previously represented in the out-of-town market. The park is set around a boating lake and comprises a large leisure element. Additional phases are due to complete throughout 2019, which will enhance the leisure offer to include a Cineworld cinema, an indoor climbing centre and adventure golf alongside A3 operators.

Some landlords have made improvements to the external environment such as better landscaping and design. In Germany, there is an increasing number of entertainment events which take a place in retail park car parks. This includes flea markets, sports competitions, screens to watch sports events, soccer and other world or European games. Besides free parking, landlords have organised free bus transport for customers. For example, Flamingo retail park in Xanthi, Greece offers free transport for customers by shuttle bus every 20-30 minutes. Another notable trend has been increased marketing activity on social media.



GROWING CONSUMER INTEREST IN SOCIAL, ENVIRONMENTAL AND ETHICAL ISSUES

Consumers are increasingly tuned in to social, environmental and ethical issues and developers are responding to this. For example, Redevco's 28,000 sq m Leaf Shopping Ternat retail park in Belgium has a high degree of sustainability. The scheme re-used 50,000 tons of demolition material from the old building and works with local partners to minimize energy consumption, as well as having a number of green roof systems and solar panels. In France meanwhile, the "Valorpark" label is awarded to retail parks which are strongly engaged on issues of accessibility, the environment and social responsibility.



RETAIL PARK SPACE AS A PROPORTION OF TOTAL NEW RETAIL SPACE IS INCREASING

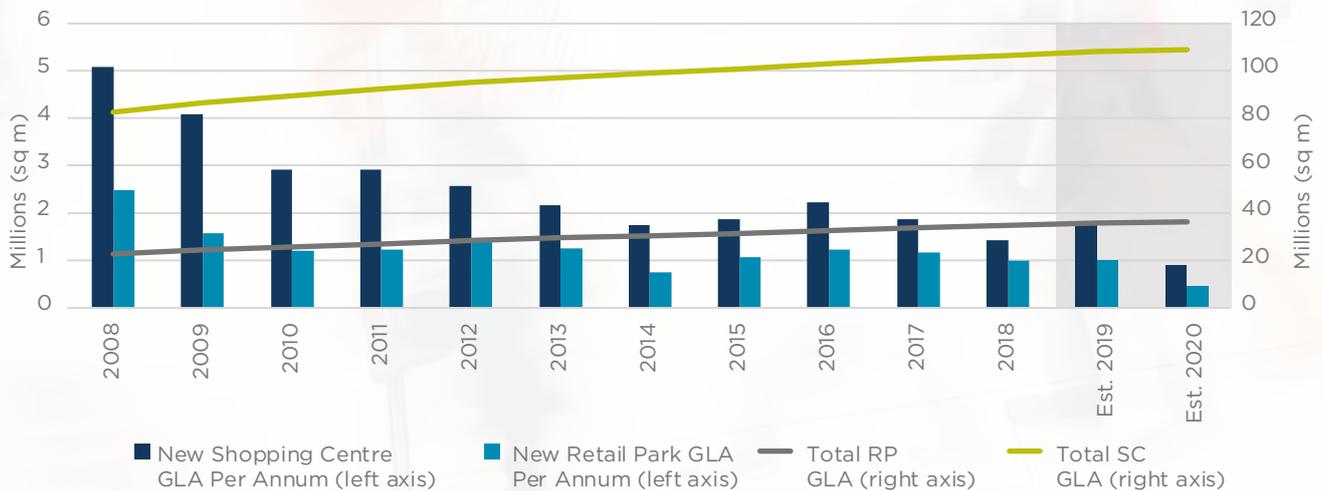
Weaker consumer demand and rising costs are forcing retailers to explore new formats and concepts and retail parks represent a viable option for many operators. Cheaper rents and service charges and space flexibility are the main factors attracting retailer interest. With city dwellers avoiding commuting and looking for more convenient locations, retailers are also changing their strategies and are increasingly focused on smaller retail units in smaller towns closer to potential customers.

Overall, retail development is decreasing. In 2008 some 5.1 million sq m of new shopping centre and 2.5 million sq m of new retail park space was built. However, in 2018, some 1.4 million sq m of shopping centre and 1 million sq m of retail park space was completed. This means that retail park development has been decreasing at a slower pace than shopping centre development and that retail park space as a proportion of total retail space has increased.

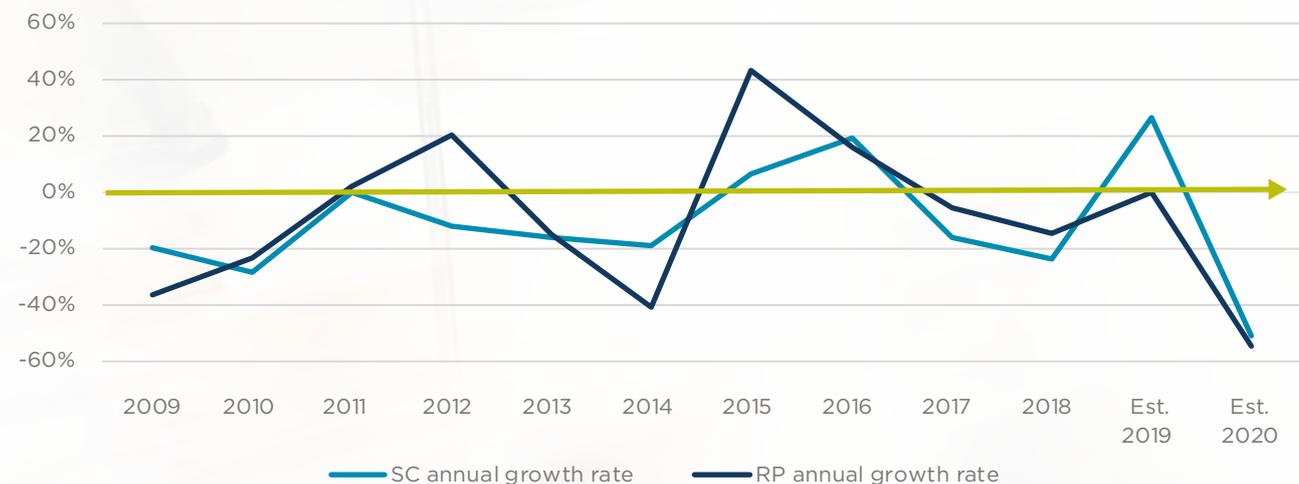
WHAT'S NEXT

EUROPEAN RETAIL PARK TRENDS AND OUTLOOK

SHOPPING CENTRE VS. RETAIL PARK DEVELOPMENT 2008-2020 (EST.)



SHOPPING CENTRE/RETAIL PARK FLOORSPACE - 2009/2020 (EST.)



Note: Charts do not include Germany's data

CAVEATS & DEFINITIONS

Definition:

A Retail Park is defined as a scheme with at least 5,000 sq m of GLA, mainly comprised of retail warehouse units, with traditional high street goods retailers occupying a minority share of the space.

- Stock and pipeline figures are sourced from Cushman & Wakefield. All figures are as of 1st January 2019.
- Stock figures for Germany are sourced from Bulwiengesa and C&W (2018) in Germany.
- Aggregated 2018 annual completions, 2018 y-o-y growth, development pipeline 2019/2020 and historical development figures do not include Germany, as annual openings before 2018 are not available.
- Stock figures in Finland include estimated data.
- Development pipeline figures (2019/2020) include only schemes which are currently under construction.
- UK Retail Park stock figures are provided by Trevor Wood Associates.
- All figures represent total GLA as far as possible - some might include retail GLA if total GLA is not available.
- All graphs and tables are based on information from Cushman & Wakefield's in-house European Retail Park Database.
- European Retail park stock and pipeline summary includes data from: Austria, Belgium, Bulgaria, Czech Republic, Finland, France, Germany, Greece, Hungary, Ireland, Italy, Lithuania, Luxembourg, The Netherlands, Poland, Portugal, Romania, Serbia, Slovakia, Spain, Sweden, and United Kingdom.

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