THINK NEW SHOPPING

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Re.Think.New.
We are Shaping the Future of Shopping.



„Our Spirit of Retailing is reflected in our success! Our vision has always centered around creating popular meeting places for all kinds of people – places with soul, inspired by the power of innovation, that are as exciting as they are unique."

Mag. Marcus Wild
Chairman of the Supervisory Board

Less of a Foreword – More of an Invitation.

Thank you for dedicating a few minutes of your time to us. We would like to invite you to join us on a journey of discovery. The following pages will guide you through a world full of vibrant living spaces – spaces in which everything revolves around the creation of exciting, innovative and, most importantly, popular places for as many people as possible.

This brochure is designed to pique your curiosity with regard to how we at SES approach such challenges and how we envision the future of shopping. We would also like to invite you to join us on our quest for continued, sustainable success.

Enjoy the journey!



Mag. Christoph Andexlinger
Chief Executive Officer

Alexander Eck
Chief Development Officer

Dr. Johannes Köth
Chief Financial Officer



Attractive, Standard-setting New Retail Properties.

Learn More

We specialize in the development and operation of retail-dominated properties and neighborhoods. Above all, however, we are a PLACEMAKER.

What Are Our Areas of Expertise?

We specialize in the development, construction, marketing, and management of retail properties and quarters that stand out from the crowd. Retail, gastronomy, and well-conceived, mixed-use opportunities represent the primary areas of focus. Retail parks and managed shopping streets form part of our business, too. For large-scale shopping centers, we are the market leader in both Austria and Slovenia.

Our Recipe for Success:

We create urban living spaces that make people feel comfortable and at ease, simultaneously engaging them with a wide range of experiences – all of which we have done for decades. Our expertise in center and facility management, project development, construction management, leasing, and marketing transforms properties into meeting places. Both our retail partners and the investors who commission us as a service provider appreciate everything that we bring to the table.

Our Future:

Retail is a core component of our DNA. It is the area from which we evolved and the area in which we expect our activities to continue to be anchored in the future.



Well-known and Popular.

The Spirit of Retailing: Our Flair for Retail and People.



We Work with the Best.

Capitalizing on Valuable Experience.

High Footfall Locations Are What We Are All About.

SES Spar European Shopping Centers is a member of the SPAR Austria Group. Its roots lend us a special "sense" when it comes to retail and to the people who stroll, shop and work at its shopping centers.

Retailers have repeatedly confirmed that: We know what it takes for them to succeed at a given location.

Due to the fact that our affiliated companies in the food and sports retail sectors also serve as magnet businesses at our centers, it is in our best interest, both from an operator's as well as from a retailer's perspective, to ensure that our shopping destinations are among the leading and most popular locations in their respective regions – or even in the No. 1 position.





Discover More About Our DNA



For Increased Sales.

In-depth Knowledge.

We Generate More Footfall: For Your SUCCESS.

Making Use of the Fast Lane.



Our objective is clear: to be the most popular place for all people – and to do so on a permanent, sustainable basis.

The annual increase in the number of visitors proves that we are on the right track. According to the latest market research data, over 90%* of respondents already consider our centers to be the most popular shopping destinations in their respective catchment areas. Analyses and statistics also reveal that length of stay, recognition, and customer satisfaction are on the rise, as well.

This trend has had a number of positive effects: Increased sales for our retail partners and a more enjoyable experiences for our visitors!

*Source: 2022 Gallup Study, 23,000 respondents

Additional Information on the SES Market Research

The Most Relevant Retail Provider in the Catchment Area.



Where is our strategy for the future headed? Our visionary outlook is firmly focused on the needs of the people and their various areas of life.

Whether we are developing existing centers or implementing new projects, we are committed to providing uncompromisingly high quality and ensuring a continuous Re.Think.New. approach.



A Consistent Strategy Is Our Lifeblood: RE.THINK.NEW.



Appealing Combinations of Usage.

Our path forward is clear: The future of place-making is well underway at our company. It lies in powerful, mixed-use places that offer highly motivating incentives. We pay particular attention to perfectly coordinated combinations of uses from the retail, event gastronomy, health, and education sectors. Sports, entertainment, art, and culture occupy attractive spaces with the prospect of long-term success.





Discover More About Our View of the Future

Our mixed-use shopping destinations feature an unrivaled USP: They exist in REALITY – not in the metaverse. One thing, after all, is undeniable: People desire to be among other people. Shared experiences and discoveries are what they yearn for.

We satisfy that longing: via multi-sensory experiences, which are the key drivers for vibrant meeting places. That is precisely what our more than 85 million annual visitors appreciate and love. Our brick-and-mortar retail locations are rendered even more attractive thanks to the wide range of digital options that are put to use.



Sheer Appeal.



Satisfying Desires.

We Create Vibrant Living Spaces: Delivering the Utmost CUSTOMER RELEVANCE.



Would You Like More Information?

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The Guarantor of All Things New and Sensational.



The creation of something new and sensational: Our mission is to create the best conditions for exceptional shopping and enjoyment experiences.

They drive the appeal of our most diverse shopping destinations. One glance is all it takes: The district centers, shopping districts, retail parks, supraregional shopping magnets, and mixed-use centers that we manage are bustling with life.

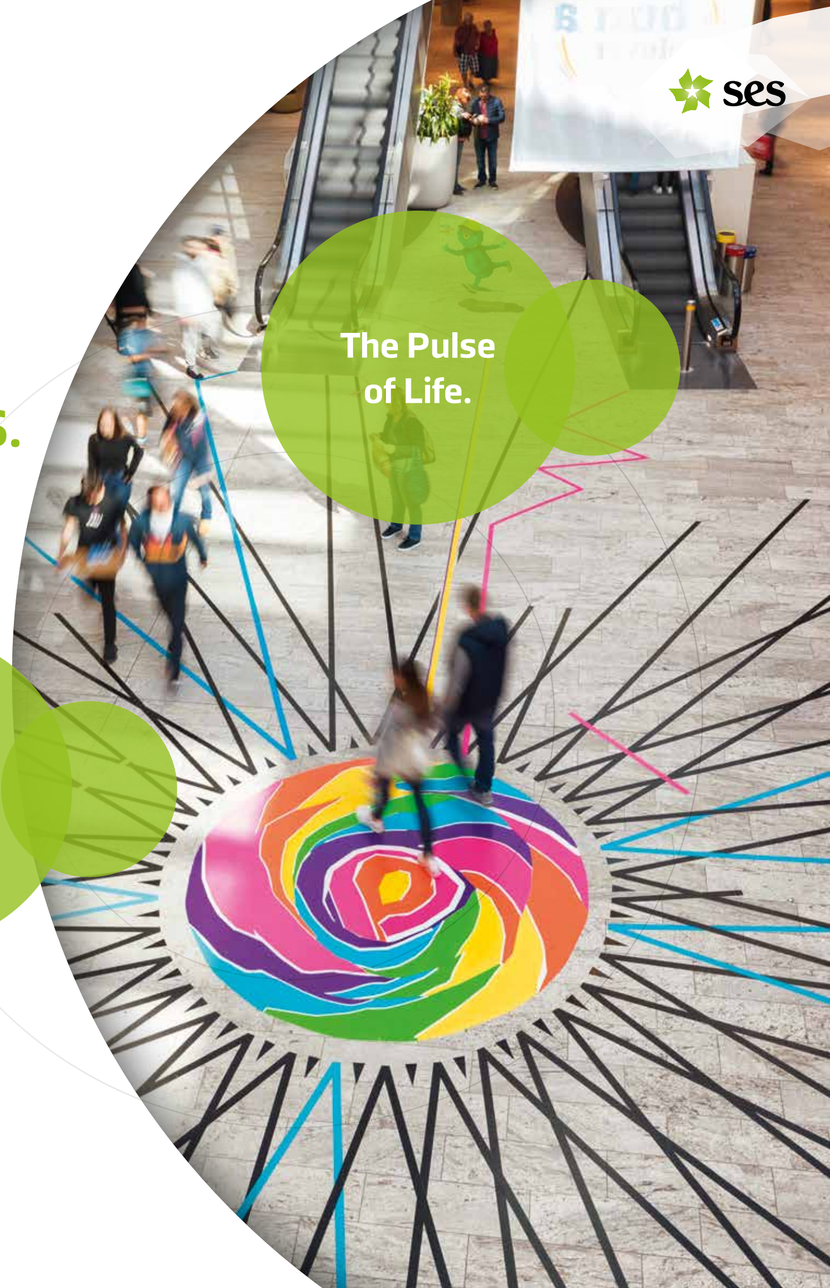


The OVAL – The Stage in EUROPARK

We Are Trendsetters: We provide a platform for EXPERIENCES.

Distinctive Appeal.

The Pulse of Life.



Are You Longing for an Experience? Voilà!

Reliable Partnerships.



From left to right: Alexander Eck, Christoph Andexlinger, Johannes Köth

Whether they are local retailers, national and international brands cities and regions: Every single one of our partners can be assured of our trustworthiness. In order to ensure mutual success, we create living spaces that are in a constant state of evolution, ever adapting to people's needs and aspirations.

We embrace and greatly value innovation. As a result, we are able to surprise our customers time and time again. For example, we are often the first to introduce new brands to a country, making them trendsetters in their own right. Or, if we are afforded the privilege of working with the best professionals in their respective industries. The best does not solely apply to established brands and companies: Young, innovative start-ups and local heroes have also successfully leveraged the benefits of a partnership with us.

You Can Rely on Us: Our leasing, center, and facility management teams on site at the local centers work in a highly professional manner. They provide support to our retail partners, ensure excellent service, and successfully execute marketing activities. As a result, smooth center operation is guaranteed.

First-class Support.

If You Want to Be on The Safe Side

We are Safeguarding Our FUTURE: Engaging in Reliable Partnerships and Creating Evolutionary Living Spaces.

Creating Diversity and Quality.

The Power of Evolution.







Driving Renewable Energies.

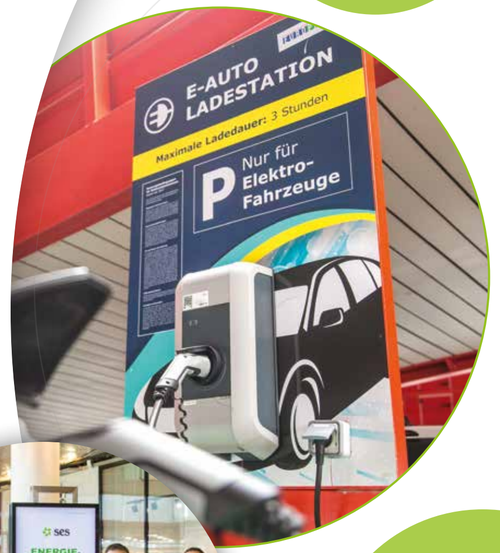
Proactive Environmental Protection.

Sustainable Development.

We Operate RESPONSIBLY: Past, Present, and Future.

The construction of sustainable shopping centers was at the forefront of our minds long before the issue became mainstream. As early as 2008, we were recognized as the most sustainable developer at the European level by the International Shopping Center Association ICSC (today, the ECSP, European Council of Shopping Places).

We work with a certified energy management system, we have used electricity generated in-house for a long time, we are developing an intelligent circular economy with respect to planning, construction, and operation, and so on and so forth. That is just as important to us as the orientation of our climate targets to the EU taxonomy criteria.





From left to right:
Christoph Andexlinger (SES CEO),
Luca Rossi (Country Manager SES Italy),
Toni Pugelj (Country Manager SES Slovenia),
Andreas Schnitzer (TÜV AUSTRIA)

More Information on Sustainability

Less Talk. More Action!

Energy-efficient.



Implementing Innovative Concepts.



Our Expansion Strategies Are Based on Strong Pillars:

- Attractive shopping destinations that feature timeless and modern architecture, as well as innovative concepts ensure local supply and create popular meeting places.
- The continuous refurbishment of well-established locations guarantees excellent customer loyalty.
- New and sensational features enhance the appeal of a location.
- Successful integration into the surrounding area, complete with convenient outdoor connections, breathes life into a location.
- The consistent development of urban living spaces that offer well thought-out mixed-use options safeguards the future.
- Trend-setting gastronomy concepts ensure superb culinary experiences.
- Group-wide expertise opens up new opportunities for our partners.

Soulful Places Inspired by the Power of Innovation: Breaking NEW Ground.



Creating Value for Generations to Come.

Safeguarding the Future via Mixed-use Urban Living Spaces.



Additional Information about Our Future Plans

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