



## Press Release

Hungary / Economy / Retail / Retail Park

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### **SES Expands in Hungary: Latest Retail Location in Somogy County Goes Live Despite COVID-19 Lockdown**

## **Partial Opening of S-PARK in Kaposvár on 11 March Ensures Excellent Local Supply**

On Thursday, 11 March, SES Spar European Shopping Centers, the owner and operator of S-PARK Kaposvár, opened the most modern retail park in the Somogy region. As a result of a renewed lockdown in the country, only those stores that are deemed essential for the provision of basic goods and services to the population have been allowed to open: A 6,800-square-meter INTERSPAR store, a 600-square-meter dm drugstore, and a 150-square-meter Ofotért optical retail store now offer an appealing range of products and services to local neighborhoods. S-PARK, which boasts 560 free parking spaces and an excellent location, can be easily and optimally accessed. As soon as official Hungarian regulations permit, all other stores located at S-PARK, such as Hervis, Deichmann, Euronics, Pepco, and KIK, will go into full operation. The segment and shop mix, which includes a total of 10 stores, covering a leasable area of 11,200 m<sup>2</sup>, will deliver a comprehensive and high-quality range of brands and services to Kaposvár and the surrounding region.

Following the grand opening, S-PARK's active tenants will include INTERSPAR, dm, and Ofotért as well as other anchor stores, such as Hervis, featuring an updated concept, Deichmann, Euronics, covering twice the floor space, Pepco, KIK, and a McDonald's Drive fast-food restaurant.

### **Investment of 24 Million Euros and Record Construction Time of 10 Months**

The retail park, which was completed as part of a joint development project between the owner and operator SES Spar European Shopping Centers and SPAR Hungary, was built in a record time of 10 months. An investment of 24 million euros has been made in the S-PARK retail park, which has provided jobs for more than 180 people in Kaposvár.

S-PARK is located on a plot covering approximately 50,000 m<sup>2</sup> in the eastern part of Kaposvár, and construction was carried out from March 2020 to the end of December 2020. Interior fit-out of the stores took place from January to the beginning of March 2021. Despite the tight schedule, the high-quality



construction project was completed more than two weeks prior to the contractually agreed deadline.

### **Sustainable Construction & Leisure Opportunities**

The appearance of the exterior as well as environmental aspects played significant roles in the planning and design of S-PARK, from the conscious use of wooden roof panels and energy-saving LED technologies to the installation of 10 e-fueling stations. An environmentally friendly heating and cooling system was installed in the INTERSPAR store, as was an ozone-friendly and waste heat-utilizing heat pump system that uses carbon dioxide refrigerants.

The design of the outdoor facilities involved the creation of 15,000 m<sup>2</sup> of grassy, green areas. By the end of spring, a park, complete with a modern playground, will be built in the central open area of the L-shaped building. S-PARK offers so much more than just shopping: Its leisure opportunities invite the entire family to relax and unwind.

### **Safe and Pleasant Shopping**

Operations at S-PARK are being carried out under the highest safety and hygiene measures in order to ensure a safe and pleasant stay for each visitor.

“Even though it is not currently possible for us to completely open S-PARK, including all of our retail partners, due to the pandemic, we are very happy to be able to provide the city and the people of Kaposvár with a modern neighborhood center, especially during times like these,” said Christoph Andexlinger, Chief Operations Officer of operator SES Spar European Shopping Centers, explaining: “Through the S-PARK brand, we are able to offer a marketplace, 560 free parking spaces, and a place in which people feel comfortable and are happy to return to. As soon as regulations allow, S-PARK will also function as an attractive meeting place for the residents of Kaposvár. With our strong national and international store concepts, gastronomy offers, and a welcoming park, an even higher quality of stay will then be created.”

### **Optimal Transport Accessibility**

Whether by foot, car, motorcycle, bicycle, or public transport (bus): S-PARK Kaposvár is easily accessible and offers 560 free parking spaces, including 10 e-charging stations.

### **30 Shopping Destinations in the SES Portfolio**

The opening of S-PARK in Kaposvár marks another important milestone for SES: The addition of S-PARK Kaposvár has increased the SES Group's portfolio to 30 shopping destinations in six countries.

### **SES Active in Hungary since 1997**

SES was the operator of EUROPARK Budapest from 1997 to 2016. In 2009, SES took over the management of the KORZÓ shopping center in Nyíregyháza, and has operated it ever since. Also in 2009, SES was entrusted with the market launch and operation of the multifunctional and, at



that time, most modern shopping center in Budapest, ALLEE Center, for a period of six years and successfully executed the task. As part of a joint development between SPAR Hungary and SES, the owner, S-PARK Kaposvár retail park was opened and commenced operation in March 2021.

#### **SES Spar European Shopping Centers**

SES is active as a developer, builder, and operator of shopping centers in six countries: Austria, Slovenia, Italy, Hungary, Croatia, and Czech Republic. The company currently manages 30 shopping locations in Central, Southern, and Eastern Europe, with a total leasable area (GLA) of more than 820,000 square meters. SES is the market leader in Austria and Slovenia for large-scale shopping centers. In 2020, SES shopping centers consistently remained open in all countries, although the majority of its retail partners had to close their stores for several weeks or months due to government restrictions. SES rapidly implemented communicative and innovative technical measures in connection with the COVID-19 pandemic, which allowed for the safe operation of its centers. Overall, SES retail partners generated sales revenues in the amount of EUR 2.45 bn at SES shopping centers in 2020. SES also offers its know-how in the areas of project development, construction management, leasing of shop space, as well as center and facility management to external owners of shopping malls right from the outset. SES centers have already received several national and international awards for architecture and design, sustainability, traffic flow concepts, and innovative marketing. SES is part of the SPAR Austria Group.

Additional information can be found at: [www.ses-european.com](http://www.ses-european.com) and [presse.ses-european.com](http://presse.ses-european.com).

#### **Images (royalty-free)**

*Images 1 and 2: S-PARK\_Kaposvár, © András Pozsár*

*Caption: S-PARK Kaposvár is the most modern retail park in the Somogy region. Following its grand opening, the segment and shop mix will include a total of 10 stores, covering a leasable area of 11,200 m<sup>2</sup>, and will deliver a diverse range of brands and services to Kaposvár and the surrounding region.*

*Images 3 and 4: S-PARK\_Andrea-Schönhauer\_Christoph-Andexlinger  
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*Caption: SES COO Christoph Andexlinger and Andrea Schönhauer, SES Country Manager Hungary, are pleased with the most recent development project.*

#### **Additional Information**

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