

MCARTHURGLEN™

DESIGNER OUTLETS

PRESS RELEASE

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McArthurGlen takes pole position in European ranking

Roermond Designer Outlet in the Netherlands is now Europe's top-performing outlet centre, according to a survey of top brands. The centre, co-owned by McArthurGlen and Henderson's European Outlet Mall Fund ('EOMF'), has climbed three places on last year's ranking.

The prestigious acclaim was announced at this year's ICSC European Factory Outlet Conference, which took place in Milan on 14-15 October 2009.

The ranking of Europe's top performing outlets is part of an annual report, 'Factory Outlet Centre Performance - European Report Update', compiled by commercial real estate consultant CBRE and German-based research organisation Ecostra.

Almost 60 out of 141 currently trading outlet centres are selected according to five criteria, for example to include a variety of scheme types and locations. The ranking is compiled by surveying Europe's top brands in the outlet market on their turnover performance at the listed centres.

As with all 18 designer outlet villages in McArthurGlen's portfolio across Europe, 12 of them owned or co-owned by Henderson Funds, Roermond Designer Outlet offers leading fashion and designer brands at up to 70% discount all year round. The 170 brands at the centre include Burberry, Diesel, Dolce & Gabbana, Polo Ralph Lauren, Nike and Zegna.

Roermond Designer Outlet is located on the Dutch/German border, just 30 minutes from Düsseldorf. One of the key attractions for the German consumer is that

Roermond is open on Sundays, giving yet another reason for a perfect day out for German shoppers. The centre, currently with 28,000 sq m of retail space, is planning a further extension of 7,000 sq m to open early 2011.

Another McArthurGlen centre takes second position in the ranking, with Serravalle Designer Outlet near Milan also climbing three places on 2008's performance. The largest designer outlet in Europe, Serravalle Designer Outlet has more than 180 brands including such top names in luxury retail as Bulgari, Ferrari Factory Store, Prada, Blumarine, Dolce & Gabbana, Etro, Versace and Roberto Cavalli.

Also in the top ten are McArthurGlen's Castel Romano Designer Outlet near Rome and Cheshire Oaks Designer Outlet near Chester in the UK, which together with Serravalle are both co-owned by McArthurGlen and by Henderson Funds through their European and UK Outlet Mall Funds.

Shaeren McKenzie, Marketing Director, McArthurGlen Group, says: "The results are a brilliant accolade for McArthurGlen. This further confirms our position as Europe's market leader in designer outlet retailing. It is also testament to our focus on helping our brand partners to deliver strong sales performance through working closely with them and creating a unique shopping experience for our 70 million consumers."

Dr Joachim Will, CEO, Ecostra, comments on the research: "We launched the report last year, and already it has become an increasingly important tool in bringing greater transparency to what is still a relatively new market in Europe. The report not only looks at which centres perform best according to Europe's leading brands with outlet operations, but also which are the most important factors for opening a store in an outlet centre."

The report also includes a ranking of the top countries with future potential for outlet stores. Germany takes the No 1 position by a large margin. Gary Bond, McArthurGlen's CEO European Development, says: "We see a huge potential for well-designed, well-thought out outlet centres in the German market. We are currently under way with the second phase of our Designer Outlet Berlin, a joint venture with Henderson Global Investors, as well as a new scheme in Neumünster,

near Hamburg, while 60 per cent of the consumers at Designer Outlet Salzburg, which opened in September 2009, are set to come from neighbouring Bavaria. Together with Roermond, this gives McArthurGlen coverage of Germany's three top cities in terms of population – Berlin, Hamburg and Munich – as well as of the North Rhine-Westphalia region, Germany's largest federal state.”