MARKET SURVEY



June 2026

Outlet Centres in Europe

Market Survey covering all operating and planned Outlet Centres in the European Countries

Study within the Scope of ecostra's Basic Research

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understanding markets | evaluating risks | discovering chances

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Preliminary remarks

Beginning in the USA and, over the past 35 years, subsequently spreading in Europe as well, a new retail format has been established: the Outlet Centre. In the meantime, such a high density of Outlet Centres already exists in some European countries (e.g. United Kingdom), that one can certainly speak of market saturation there. Thus, in the UK, as in the USA also, a market shakeout is observable among Outlet Centres, whereby the most professional operators, and accordingly suitable sites succeed against less productive concepts or centres with weaknesses.

The situation in continental Europe is somehow different. Due what are, to date, extremely restrictive building permission procedures compared to those in the rest of Europe, Germany still has rather few Outlet Centres in relation to the size of its national market. However, there is little doubt that this will change in the medium-term perspective, at least.

Whereas Germany still shows some potential for new Outlet Centres, Italy has seen a rapid development in the last years, and it's difficult to discover any "white spots" on the map there. The same applies to Switzerland and Austria. In the Central and East European Countries (CEE) the development took up pace but slowed down again during and after the various crises of the last decade or two (e.g. credit crunch, Corona, war in Ukraine). So still there are significant differences on the development of Outlet Centres and the numbers of such centres in the European countries.

For almost 20 years now, ecostra is publishing this survey on Outlet Centres in Europe. Gathering reliable market-data requires a clear definition of the subject of investigation. Starting with the December 2014 issue, ecostra adapted the definition of this retail format to new developments in the outlet markets, in particular the up-coming outlet-hybrids (e.g. Value Centres, Outlet Agglomerations). Since, the **definition of an Outlet Centre** is:[1]

> *Outlet Centres are an agglomeration of many outlet store units within a coordinately-planned or a spatially-interrelated complex of buildings with more than 5,000 m² retail sales area (= approx. 6,000 m² GLA) and with more than 20 outlet stores. There brand manufacturers and vertically-integrated retailers sell past seasons, factory seconds, surplus stock etc. directly to the consumer, without using retail businesses as (intermediate) distributive channels. All products are sold with a discount to the original high-street price of at least 25 %, whereas double-pricing ("High Street Price" / "Outlet Price") is ruled by the leasing contract. The marketing targets a supraregional area and customers from far away are also addressed. The coordination, organisation and marketing of an outlet centre is carried out by a centre management.*

The overview presented in this survey includes all those centres that are, currently either in operation or planned, that correspond to the above definition of Outlet Centres. For this reason, the Outlet Center Wadgassen (www.outlet-wadgassen.de), the A6 Fashion Place in Herrieden (www.a6-fashionplace.de), or among other sites, the Outlet Center Eben in Austria (https://outletcentereben.com/) have been excluded from the list of centes in operation. Nevertheless, these centres are listed, but not under the heading of properties in operation.

At the same time such concepts like Outletcity Metzingen (www.outletcity-metzingen.com) or the City Outlet Bad Münstereifel (www.cityoutletbadmuenstereifel.com)[2] are not covered by the definition above. Following the request of many brand manufacturers, who were on the search for market data and informations for such projects ecostra presented with **"Organized Outlet Agglomeration" (OOA)** a definition for such a retail format that does have various features similar to those of an outlet centre but at the same time is different in many aspects. OOA can be distinguished from Outlet Centres by the following features:

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1 The new elements in this definition are marked in red colour.

2 The City Outlet Bad Münstereifel is the first professionally organized outlet concept using already existing historical buildings in the high streets of a city.

- There is no coordinately-planned or spatially-interrelated complex of buildings. Such common features can refer to some sections of the object, but not the whole. This is most obvious by differences in architecture and missing common functional areas, e.g. heating, storage, waste.
- There are other uses – e.g. services, retail businesses, gastronomy, flats – located between the outlet stores of the OOA. These premises are not necessarily jointly owned by the investor of the OOA nor are they necessarily leased by the operator of the OOA.
- There are public roads, streets and pavements passing through the area where the outlets are located.
- Other than a more or less random agglomeration of outlet stores, an OOA does have a centre-management, which is responsible for marketing and sometimes even for leasing of the object.
- All other features correspond to those of an Outlet Centre (see definition above).

The following survey of existing and planned Outlet Centres and Organized Outlet Agglomerations in Europe is intended to help improve transparency on the retail trade market. This survey is free of charge and is available to everyone without any limitations as a PDF-download at the ecostra-website. The overview has been compiled according to the best of ecostra's knowledge and is updated approximately every 3 months. Plans, developments or other information disclosed to the authors on a confidential basis have not been included in this survey, in consideration of protection of confidence. No guarantee can be given for the completeness or correctness of the information and data presented here.

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Front page

The cover page of this issue shows "Designer Outlet Ochtrup" in Germany. Ochtrup is a town with a population of around 20,000 in the north-western Münsterland region (North Rhine-Westphalia), on the border with Lower Saxony and the Netherlands. The centre is located just a few 100 meters from the city centre on a former industrial site. It was developed by the property and investment company Hütten Holding and opened doors in April 2004 as "Euregio Outlet Centre Ochtrup" (EOC) with approx. 5,000 m² GLA.

In a subsequent expansion phase, the centre was extended to approximately 17,350 m² GLA (approx. 11,650 m² of retail space). This extension opened in August 2012 and the centre was renamed to "Factory Outlet Center Ochtrup". In 2016, Hütten Holding entered into a partnership with McArthurGlen, the European leader in the outlet sector, which acquired a majority stake in the property. At the same time, management responsibilities were transferred from the 'Retail Development Group' to McArthurGlen.

A year before this transaction of ownership, in 2015, the process to extend the centre to approx. 20,000 m² retail space was launched and corresponding expert reports were prepared. In June 2016, neighbouring towns formed an allicance against the expansion. In October 2020, the Münster Higher Administrative Court declared the development plan invalid, which was subsequently also confirmed by the Federal Administrative Court. However, the court did not base its decision on the negative impact on neighbouring towns, but solely on errors in the drafting of the development plan. Due to a similar decision in case of a McArthurGlen project in Remscheid, McArthurGlen decided not to pursue the extension plans in Ochtrup any more. The plan for Remscheid was also cancelled.

The centre consists of a mall area, that is integrated in a former factory building and a newly build village area. It offers approx. 1,500 parking spaces (free of charge) and welcomed approx. 1.9 m visitors in 2023.

In ecostra's Outlet Centre Performance Report Europe (OCPRE), the Designer Outlet Ochtrup consistently ranks in the middle of the table in both the European and German rankings.

Additional information requested

If you do have any information on Outlet Centres in Europe that is missing in this survey, you are welcome to provide us with the necessary data. Please, just send us an email with the relevant information. After our review you will find it in the next issue of this market survey.

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Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Austria								
Parndorf (Burgenland)	FOC	operating	McArthurGlen Designer Outlet Parndorf	McArthurGlen	McArthurGlen Group / Simon Properties Group / TIAA Henderson Real Estate Limited	35.900	32.000	Opened in August 1998. Approx. 170 shops and approx. 3,000 parking spaces. Sales area includes that of the neighbouring BIGG outlet centre (now "The Galeries"), which was taken over by McArthurGlen. The 4th construction phase was opened at beginning of October 2014 and the 5th phase with an additional 5,200 m² GLA opened in April 2017. In April 2014 the building of "The Galeries" was sold to the owners of the neighbouring Fashion Outlet Parndorf.
Wals-Siezenheim (Salzburg)	FOC	operating	McAthurGlen Designer Outlet Salzburg	McArthurGlen	McArthurGlen Group / Kramar / Richardsons Capital LLP / Wiener Städtische Versicherung	28.000	23.000	Conversion of the former "Airport Center" shopping centre into an OC. Project was opened on 10th September 2009. Approx. 2,200 parking spaces. Some years ago, there were plans to extend the centre to the neighbouring site of the former Baumaxx DIY-Store. Procedure to obtain a building permit for this extension was stopped and the former Baumaxx building has been converted in early 2024 into a mix-use object ("Wals Center" with Rehab centre, offices and soon to be opened supermarket and dm flagship store).
Parndorf (Burgenland)	FOC	operating	Parndorf Fashion Outlet	Ekazent	Fashion Outlet Parndorf Beteiligungs GmbH / Immofina Holding GmbH / BETHA Zwerenz & Krause / APM Holding	20.800	19.000	Opened in April 2012. In April 2013 the management was taken over by Freeport Retail from Villagio Centermanagement GmbH and in February 2014 ROS was entrusted with the management. In April 2014 the neighbouring building of "The Galeries" with 10,600 m² was aquired from Warburg-Henderson KAG Funds and integrated into the Fashion Outlet Parndorf; this center opened doors in August 2005 by the Signa Group and was shortly after bought by Warburg-Henderson and McArthurGlen was entrusted with the management. In October 2015 construction work started to connect both centres. Parallel to that, the centre was re-designed in the style of die Viennas' art nouveau. At the end of 2016 the management-contract with ROS was cancelled. Today, the company Ekazent, which usually operates classic shopping centres, is responsible for the management.

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Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Leobersdorf (Lower Austria)	FOC	closed	Leoville Premium Outlet	European Outlet AG			10.000	Project put into operation as part of a "Soft Opening" in May 2005. However, due to the intensive competition and unsuitable market positioning, the centre had not fulfilled expectations. As of 31.07.2008, contract cancellation agreements were concluded with the remaining tenants and the operation of the OC provisionally closed down. In mid-2011, the object was taken over by Christian Blazek, the entrepreneur and patron of the arts. The centre was relaunched as a lifestyle centre under the name of "Bloomfield". Opening of this lifestyle centre took place at 17th October 2013. This lifestyle centre showed an increasing vacany and closed doors in 2019.
Reutte (Tyrol)	OOA	cancelled	City Outlet Reutte	n.s.			8.500	In the city centre of Reutte, there are a lot of empty shops. To solve this problem a group of local actors intend to establish an outlet centre concept comparable to those in Bad Münstereifel (Germany). At the end of April 2016, the results of a feasibility study were presented to the local council. Due to the fact, that it wasn't possible to create a critical mass of shops the project was given up.
Eben im Pongau (Salzburg)	FOC	missed threshold for sales area	Outlet Center Eben	FOC Retail Service GmbH	R&B Immobilienverwaltungsgesellschaft / TAP Immobilien Vermögensverwaltung GmbH / Outlet Evolution Services		3.045	Location at a site in immediate proximity to the A10 (Tauern-Motorway). Construction work of phase 1 with approx. 4,300 m² GLA resp. approx. 3,045 m² sales area started in July 2015. The topping-out ceremony took place in December 2015. Opened on 29th April 2016 with 6 Outlet Stores and approx. 2.730 m² sales area. In the meantime the centre was extended up to 3,045 m² sales area resp. 4,300 m² GLA. Construction work is already on the way to increase the GLA up to 5,500 m². Opening of the extension is to be expected for August 2026.
Belgium								
Messancy	FOC	operating	Designer Outlet Luxembourg	ROS Retail Outlet Shopping	ImRaum Immobilien	16.800	15.000	Opened in 2003; approx. 1,000 parking spaces. In the first years of trading, the centre generated unsatisfactory results and was sold to Henderson by Intervest Retail for only € 12 million in November 2007. With that, a change of operator took place, from GL Outlet to McArthurGlen. The centre was restructured and underwent a relaunch. It was reopened in April 2011. In September 2022, the austrian company ImRaum Immobilien acquired the centre; with it management changed from McArthurGlen to ROS.

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Maasmechelen	FOC	operating	Maasmechelen Village	Value Retail	Value Retail / Silver Bidco (L Catterton)	19.500	16.000	Opened in October 2001. Approx. 1,550 parking spaces at ground level. The centre is part of a tourism region, so Sunday opening is possible throughout the year.
Verviers	FOC	closed	Ardennes Outlet Center	Comer Homes Group		14.000	9.800	The centre was closed at the end of June 2012 and was redeveloped in 2013 into the shopping center Crescend'Eau. In October 2013 the French sports retailer Decathlon opened a power store at the plot.
Ghent	FOC	cancelled	McArthurGlen Designer Outlet Ghent	McArthurGlen	Banimmo / Schoonmeers Bugten	31.500	28.000	As part of the development of a new city district "The Loop", an Outlet Centre is planned. Together with it a leisure park (14.500 m²), a big box retail park (6.300 m²) and offices (21.000 m²) are scheduled. The Outlet Centre will have approx. 3.000 parking bays in an underground car park. The building permit for the first phase has been granted in January 2015, but the start of construction work was delayed again and again. The joint venture between the developer McArthurGlen and the Belgian property company Banimmo has collapsed. Following years of delays, caused in part by local protests, the city of Ghent has finally rejected the project.
Tubize	FOC	uncertain	Tubize Outlet Mall	Startconcept Outlet Management	Samfi Invest / DCI / Sampace / TORG The Outlet Resource Group	14.000	12.000	In the municipality of Tubize, located approx. 25 km southwest of Brussels, a mixed project development (including flats, offices, services, retail) is planned on a former industrial site under the name "Quartier des Confluents", which will also include an outlet centre. The site has a connection to the E19 motorway and will have about 1,100 underground parking spaces. Opening was originally scheduled for 2023/2024, but has been postponed until 2029. Following financial difficulties and a halt to the project, a new group of investors took over the planning in early 2026 to revise the concept.
Bulgaria								
Sofia	FOC	uncertain	Sofia Outlet Center	n.s.	ECE / K&K Engineering / Drees & Sommer	15.520	13.000	Opened in March 2010. Location next to Metro and Technomarkt and opposite the EXPO centre in a rearward location on Tsarigradsko Shousse Boulevard in south-east Sofia. The mall-centre has 2 sales-levels but is confronted with allmost all shops standing vacant. Hence the status has to be set to uncertain. Approx. 650 parking spaces

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Sofia	FOC	under construction	Outlet Village Sofia	n.s.	Trinity Capital AD / Haslinger Retail Real Estate Consulting	8.500	7.000	At the site of the retail park "Jumbo Plaza" (approx. 30,000 m² GLA), which is located with great visibility at the intersection of the A1 and A2 motorways in the east of the Bulgarian capital Sofia, an outlet center will be added. The village type style centre will encompass around 45 to 50 outlet stores. Approx. 1,800 parking spaces. Construction work started on 09th October 2025. Opening is scheduled for November 2026.
Croatia								
Donja Zelina	FOC	closed	Outlet Center Sveta Helena	Zelina Centar D.o.o.	Prigan Holdings Ltd.	13.000	10.000	Located 26 km north-east of Zagreb on the motorway running towards Varazdin. Project was opened in December 2008. 1,750 parking spaces. Due to a lack of tenant demand and low footfall this centre finally closed doors after almost 4 years of operation in June 2012.
Sveti Kriz Zacretje (north of Zagreb)	FOC	operating	Roses Designer Outlet Zagreb	Roses Values	Dayland Group / Venta Group / Soneva Immobilien GmbH	21.000	16.000	Approx. 1,800 parking spaces. Located on the Marburg – Zagreb motorway; in a 2nd counstruction phase the GLA was enlarged to a total of approx. 21,000 m². But still, the centre suffers by a very high number of vacancies. A few years ago, the operator decided to integrate a food discount market into the centre to increase footfall.
Rugvica (east of Zagreb)	FOC	operating	Designer Outlet Croatia	ROS Retail Outlet Shopping	INGKA Centres Hrvatska / MOHAG Mutschler Outlet Holding AG	15.340	14.145	Located in the south of Zagreb at the motorway A3/E71, wich connects Serbia and the east of Croatia to Zagreb. The centre is part of a big retail development together with an IKEA store, which operates already since August 2014. The first phase of the outlet centre comprises 15,340 sqm and 90 stores. Opening of phase 1 took place on 21st June 2018. In the final phase planned , the centre will encompass approx. 17,500 m² SA resp. 21,500 m² GLA and an extra 200 parking spaces. This phase is supposed to be opened in autumn 2025. In addition to the outlet centre construction work for an INGKA retail-park ("JOY Rugvica") with approx. 10,000 m² GLA has started.

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Cyprus								
Kokkinotrimithia (close to Nicosia)	FOC	closed	Neo Plaza Outlet Village	Neo Plaza Ltd.		14.200	12.500	Located in the west of Nicosia at the A9 motorway, closeby to the newly opened shopping centre "Nicosia Mall". Attached to the centre will be a 1,000 m² fun park. 1,100 parking spaces. After some delay, opening took place in March 2021. The centre seems to be a hybrid form of full-price, off-price and outlet stores with a strong focus on leisure uses. In August 2023, the press reported that the centre was to be auctioned off at the request of the financing bank (Astro Bank Public Company Limited), with a sum of around €10.5 million to be raised. The owners of the property have lodged an objection to this auction and have taken legal action. It is not known whether a transaction has taken place. The centre is still in operation, but must be placed on 'uncertain' status due to shop vacancies. The centre-website is no longer available.
Czech Republic								
Praha	FOC	operating	Fashion Arena Prague Outlet	VIA Outlets	TK Development / LMS Outlets / APG Pension Fund	24.100	18.000	Opened in November 2007. Located in the Stirboholy district in the east of Prague, opposite the Europark shopping centre. Approx. 1,200 parking spaces.
Ruzyně	FOC	operating	Premium Outlet Prague Airport	The Prague Outlet One a.s.	Rioja Development / PPF Banka / The Prague Outlet a.s. (Dreitonel) / Haslinger Retail Real Estate Consulting	31.000	28.000	Construction work on the building was almost completed but the centre "Galleria Moda at Praha Airport", owned by Italian investors, never opened. In 2008 - according to the available information - the developer apparently gone bankrupt. Approx. 2,500 parking spaces. In 2013 the building was aquired by "The Prague Outlet" and in July 2014 it was announced that the project will be revitalized. In September 2016 a partnership with Neinver was announced and the name of the centre changed to "Prague The Style Outlets". Opening with - at first - 110 outlet stores and 20,000 m² GLA was at 28th April 2018. At the end of 2018 Neinver withdrew from this project and the owner took over management themselves. In Februar 2019 the centre was rebranded to "Premium Outlet Prague Airport". In the meantime modern entertainment and leisure facilities are integrated, e.g. VR-Arena. Neighbouring to the site is the leisure park "Majaland".

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Chvalovice (at the border to Austria)	FOC	operating	Freeport Fashion Outlet	Ekazent	Freeport plc / Fashion Outlet Parndorf Beteiligungs-GmbH	22.400	18.000	Opened in September 2003; approx. 1,300 parking spaces. In November 2015 the owners of Fashion Outlet Parndorf (A) aquired the centre from the VIA Group and changed management to ROS. At the end of 2016 the management-contract with ROS was cancelled and the centre is now managed by Ekazent. In 2017 the centre was re-designed in the style of the art nouveau. Approx. 2.0 m vistors in 2022, thereof approx. 44 % from Austria.
Ostrava	FOC	operating	Outlet Arena Moravia	CBRE Management	TK Development	11.700	9.500	Located in the Ostrava district of Privoz in the north of the city at the crossing of D1 Highway and Hlučínská street. Opening of building phase I took place at 22nd November 2018. Approx. 800 parking spaces. In phase II the centre will be extended to approx. 16,000 m² GLA.
Denmark								
Ringsted	FOC	operating	Ringsted Outlet	Realm Outlet Centre Management	Patrizia AG / Realm	13.400	11.000	Opened on 6th March 2008. Approx. 1,000 parking spaces. In January 2023 the centre was sold by Cap-Man & AGAT (50 % each) to Patrizia AG and Realm.
Taastrup	FOC	operating	Copenhagen Designer Outlet	Deas Center Management	Danske Shopping-center (Danica Pension / ATP Real Estate)	17.500	14.000	Centre started trading in October 2014. Location near the City 2 shopping centre on the outskirts of Copenhagen. Conversion of the area of a disused hypermarket and electrical shop. Another 5,000 m² GLA of the project are dedicated to leisure, entertainment and food offers. Approx. 3,000 car spaces.
Billund (Jütland)	FOC	cancelled	Billund Designer Outlet Centre	Stable International	Lalandia Billund A/S / Resolution Bido ApS	12.500	10.000	Since 2007 the city of Billund is working to realize an outlet centre. After changes in the regional planning laws the chances increased. Billund is the home of the toys manufacturer LEGO and the first LEGO leisure park, which had approx. 1.6 m visitors in 2011. Since March 2014, the scheme has commercial development approval for 20,400 m² GLA but no construction work at the site was reported. In June 2017 the London based investor Resolution Property joined the project with a share of 90 %. In the meantime, the company behind the project has been wound up. It can be assumed that this project will never happen.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Finland								
Virolahti (District of Kymenlaakso)	FOC	closed	Zsar Outlet Village	East Finland Real Estate Ltd (EFRE)	East Finland Real Estate Ltd (EFRE) / Tesi / TLC Thompson Lordland Cameleon	14.500	12.000	Located at the most frequented border crossing between Finland and Russia with approx. 180 km to St. Petersbourgh and Helsinki. In a 2nd phase the centre was supposed to be extended to 20,000 m² GLA. Building permit for phase I was issued by the municipal building board of Virolahti in October 2015. Opening of phase I happened on 29th November 2018. Since opening, the centre has had a comparatively high number of empty shops, with the situation being further exacerbated by the Corona pandemic. In August 2020 the centre was closed due to over-indebtedness and insolvency. Then, the centre has had a corporate reorganisation, which allowed the centre to stay open. Due to the war in Ukraine and the sanctions imposed, there are not many Russians crossing the border for shopping trips. The vacancy increased. In October 2022 the Helsinki District Court made a declaration of bankruptcy of the companies behind the centre. At the end of 2022 the centre was closed for good.
Virolahti (District of Kymenlaakso)	FOC	cancelled	Vaalimaa Luxury Outlet & Casino	Arcoretail SpA	Real Estate Development Vaalimaa Shopping Center Oy / Arcoretail SpA /	10.875	9.000	Competing project to the Zsar Outlet Village (see above). Located in the town Vaalimaa, which belongs to the city of Virolahti. The project consisted of 60 outlet stores, hotel, wellness center and restaurants. The operator of an originally planned casino withdrew from the project. According to available information, the municipality had terminated the land lease and the unfinished property was in an enforcement procedure by the debtors.
Vantaa (close to Helsinki)	FOC	operating	Helsinki Outlet	Fortus Retail AS	Fortus AS	15.000	8.500	Located at the highway between Helsinki and the airport, opposite to the largest IKEA furniture store in Finland. The centre includes almost 4,000 m² leisure uses. Approx. 680 car spaces. Construction work started in April 2018, opening took place at 1st November 2019.
France								
L´Ile Saint Denis (close to Paris)	FOC	operating	Marques Avenue L´Ile Saint Denis	Marques Avenue	Mata Capital / MCF Outlet Income	14.000	13.000	Approx. 850 parking spaces. In March 2023 this centre was sold as part of a package-deal to Mata Capital, who acted for the fund MCF Outlet Income.

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Coquelles (close to Calais)	FOC	operating	Channel Outlet Store	Advantail	Primonial REIM	13.850	11.000	Located near Eurotunnel Calais. In March 2015 management changed from Unibail Rodamco to Advantail. Opened 7 days a week. In 2018 the centre was sold by Unibail Rodamco to Primonial.
La Séguinière (close to Cholet)	FOC	operating	La Séguinière Outlet	Advantail	Klépierre	8.500	7.000	Approx. 500 parking spaces. At 1st January 2021 mangement changed from Marques Avenue Group to Advantail. At the same time the former name of the scheme changed from "Marques Avenue La Séguinière" to "La Séguinière Outlet".
Romans sur Isère	FOC	operating	Marques Avenue Romans	Marques Avenue	AEW Europe SGP	14.800	12.000	Approx. 300 parking spaces. Next extension with an additional 1.200 m² GLA is in the pipeline.
Talange (close to Metz)	FOC	operating	Marques Avenue Talange	Marques Avenue	Mata Capital / MCF Outlet Income	18.200	16.000	Approx. 1,200 parking spaces. In Summer 2013 the GLA was extended from 14.500 m². In a second building-phase the centre was extended to approx. 18.200 m² GLA. In March 2023 this centre was sold as part of a package-deal to Mata Capital, who acted for the fund MCF Outlet Income. An extension to 20.610 m² is planned.
Saint-Julien-les-Villas (Troyes)	FOC	operating	Marques Avenue Troyes	Marques Avenue	AEW Europe SGP	12.000	10.000	Approx. 1,380 parking spaces
Corbeil Essonnes (south of Paris)	FOC	operating	Marques Avenue Corbeil Essonnes	Marques Avenue	Mata Capital / MCF Outlet Income	20.100	16.000	Project was opened in October 2008. Approx. 1,200 parking spaces. In 2015 the centre was extended by an additional 3,000 m² GLA. In March 2023 this centre was sold as part of a package-deal to Mata Capital, who acted for the fund MCF Outlet Income.
Franconville (close to Paris)	FOC	operating	Quai des Marques Franconville	Marques Avenue	Mata Capital / MCF Outlet Income	14.900	13.000	Approx. 700 parking spaces. In March 2023 this centre was sold as part of a package-deal to Mata Capital, who acted for the fund MCF Outlet Income.
Pont-Sainte-Marie	FOC	operating	Designer Outlet Troyes	McArthurGlen	Savills IM / McArthurGlen	26.000	20.000	Opened in October 1995; approx. 1,700 parking spaces. The centre was sold in 2019 as a part of an off-market-package deal to Savills IM. A new development phase is scheduled to open in October 2025.
Roubaix	FOC	operating	Designer Outlet Roubaix	McArthurGlen	Savills IM / McArthurGlen	17.350	16.290	Opened in August 1999; approx. 1,500 parking spaces. The centre was sold in 2016 as a part of a package deal from Resolution Property to Ares Management.
Roubaix	FOC	operating	l´Usine de Roubaix	Advantail	Primonial REIM	18.550	16.700	In March 2015 management changed from Unibail Rodamco to Advantail. Approx. 400 parking spaces. At the end of 2017 the centre was sold by Unibail Rodamco to Primonial.

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Gonesse (close to Paris)	FOC	operating	Usines Center Paris Outlet	Marques Avenue	Mata Capital / MCF Outlet Income	16.500	14.000	Located close to the A1 motorway, just a few minutes from Roissy airport. The centre is opened 7 days a week. In March 2023 this centre was sold by CNP Assurances to Mata Capital, who acted for the fund MCF Outlet Income. With this transaction the operator changed from Advantail to Marques Avenue.
Serris (Marne-la-Vallée)	FOC	operating	La Vallée Village	Value Retail	Value Retail / Silver Bidco (L Catterton) (L Catterton) Ltd	21.400	15.000	Located near Disneyland Paris. Approx. 2,000 parking spaces.
Bordeaux	FOC	uncertain	Bord'eau Village	Société de la tour Eiffel (STE)	Société de la tour Eiffel (STE)	10.430	9.000	Approx. 620 parking spaces. In 2020 managment was taken over from Marques Avenue Group by the owner Société de la Tour Eifel and the centre was rebranded from "Quai des marques Bordeaux" to "Bord'eau Village". The conception of the centre moves from an outlet concept towards a hybrid form of a shopping-outlet centre (outlets, full-price-stores), so the status has to be set to uncertain.
Roppenheim (Alsace)	FOC	operating	Roppenheim The Style Outlets	Neinver	Neinver / Nuveen Real Estate / MAB Development	27.400	22.000	Opened on 25th April 2012. Approx. 105 shops and 1,980 parking spaces. Located at the RD4 road which links the French A35 with the German A5 motorway. At the end of 2018, plans were anounced to extend the centre significantly, but so far no detailled figures are known and no planning process was initiated. The neighbouring cites in Germany have already declared to oppose these plans. In 2023 approx. 2.0 m visitors.
Valserhône (Rhone-Alpes)	FOC	under construction	Alpes The Style Outlets	Neinver	Neinver	20.400	16.085	In the city Valserhône (formerly named Bellegarde-sur-Valserine) an outlet centre is planned. MAB Development took over the project from the Bergerac Estates / RJ McKinney Ltd & Rioja Developments Group. At the end of May 2010, the CNAC (Commission Nationale d'Aménagement Commercial) granted building permission. In all, approx. 1,360 parking spaces. After the dissolution of MAB, Neinver is realizing the project. Opening was initally planned for 2013 but had to be delayed again and again. According to the latest information, construction work started in March 2022 but had to be stopped in spring 2023. A new building permit seems to be necessary for the construction of a underground car park. Opening is planned for late 2027.

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La Cavalerie (Aveyron)	FOC	cancelled	Viaduc Village Aveyron	TORG The Outlet Resource Group	Idec Invest	6.000	5.000	Building permission granted in January 2007; however, permission was withdrawn again at the beginning of 2010. In 2015 the company Idec Invest aquired the project from Michel Troupel. There were plans to extend the centre in a 2nd building phase by an additional 60 stores and 16,000 m² GLA. Opening of phase 1 was at first scheduled for spring 2018 but had to be delayed again and again. In August 2020 the project was stopped again by the Commission Départementale d'Aménagement Commercial (CDAC). Then the developer modified the plans and applied again. In March 2022 the CDAC delayed the decision for another year, because the neighbouring city centres were already struggling with a severe vacancy problem. Today the project is considered to have failed. After years of struggling to secure planning permission and numerous delays to the start of construction, the project has finally come to a standstill.
Nailloux (close to Toulouse)	FOC	operating	Nailloux Outlet Village	Advantail	Klépierre / Nova Outlet / Patron Capital / Mindston Capital	25.030	16.000	Site nearby the A61 motorway. Construction began in February 2010. The centre opened on 23rd November 2011 with approx. 1,800 parking spaces. In 2022 the centre was re-designed. Approx. 1.6 million visitors per year. In June 2025 the centre was sold by Klépierre to Patron Capital / Mindston Capital with the operator remaining unchanged.
Honfleur (Normandie)	FOC	operating	Honfleur Normandy Outlet	Advantail	Resolution Property / SHEMA	12.700	10.000	Building permission was granted in May 2010. Approx. 100 shops and 1,200 parking spaces. In phase 2 the centre will be extended to 18,000 m² GLA. ROS is responsible for leasing. The centre is open 7 days a week. Opening took place on 10th November 2017. East of the site, there is a huge developent with hotels, offices, retail, logistics and a waterpark. In 2023 approx. 1.2 mil. visitors.
Miramas (Dep. Bouches-du-Rhone)	FOC	operating	McArthurGlen Designer Outlet Provence	McArthurGlen	McArthurGlen / Simon Property Group	25.000	16.000	Located near the A54 and A7 motorways. Approx. 1,600 parking spaces. Planning approval was granted at the end of January 2013. Construction work started in October 2015. Opening took place on 13th April 2017.
Les Clayes sous Bois (Département Yvelines)	FOC	operating	One Nation Paris	Catinvest	Catinvest	24.000	21.000	Located directly next to the "Grand Plaisir" retail trade agglomeration (includes e.g. IKEA, Auchan, H&M, Zara, Decathlon and GoSport) in the west of Paris. Opened in November 2013. The centre is open on Sundays.

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Villefontaine	FOC	operating	The Village	La Compagnie de Phalsbourg	Freeport Retail / TORG The Outlet Ressource Group / La Companie de Phalsbourg	22.000	18.000	Located closeby to the motorway between Lyon and Grenoble. Building permit was approved by CNAC at the end of May 2012. Construction permit was issued in 2014. Construction work started in September 2016. Opening took place on 17th May 2018.
Douains (Department Eure)	FOC	operating	Designer Outlet Paris-Giverny	McArthurGlen	McArthurGlen / Simon Property Group	20.600	17.500	Location in the Normandy in the west of Paris with direct access to the A13 motorway. According to the available information the French national retail commission (CNAC) at first rejected this project, then - in spring 2015 - the go-ahead was given by France's national planning body for retail. Then there were rumors, McArthurGlen had given up this project, but in autumn 2018 McArthurGlen received the building permit. Construction work started in June 2019. Opening took place on 27 April 2023. Approx. 1,200 parking spaces.
Lavau (near Troyes)	FOC	uncertain	Village de Marques Troyes	n.s.	SCI Arthur	6.500	5.180	Opened in June 2011. Approx. 400 parking spaces. Located in immediate proximity to the Designer Outlet Troyes (McArthurGlen). Small sized centre with only a few brands.
Vélizy-Villacoublay (Ile-de-France)	FOC	operating	L'Usine Mode & Maison	Advantail	Unibail-Rodamco-Westfield	19.500	15.000	The centre was opened in the mid-1980s. Approx. 1,270 parking spaces. In March 2015 management changed from Unibail Rodamco to Advantail. Neighbouring north is the shopping centre Vélizy 2 (Unibail Rodamco Westfield), Decathlon and IKEA.
Hautmont (Dep. Nord)	FOC	cancelled	Designer Outlet Hautmont	ROS Retail Outlet Shopping	JMP Expansion	21.000	16.760	Located in northern France in a commercial area (Decathlon etc.) closeby to the Route Nationale 2 (N2). Designer Outlet Hautmont is a crossboarder project with Belgium. The project was supposed to be realized in 2 phases, the first of approx. 16,000 m³ and the second of approx. 5,000 m² with 1.300 parking spaces. Opening was at first scheduled for 2023 and was then delayed. In 2024 the project was cancelled.
Aubergenville (Dep. Yvelines)	FOC	operating	Marques Avenue Aubergenville	Marques Avenue	Altarea Cogedim	12.900	11.000	Located in the west of Paris. The first building-phase opened on 22nd April 2015. Phase 2 will add another 7.100 m² GLA.
Dambach-la-Ville (Dep. Bas-Rhin)	FOC	uncertain	n.s.	n.s.		n.s.	n.s.	According to press reports in November 2018, investors were checking the possibility to establish an outlet-centre in the small town of Dambach-la-Ville in Alsace. The regional trade organizations have already announced to oppose this project. Since no progress was observed, so this project has to be set to "uncertain".

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Romainville (Dep. Seine-Saint-Denis)	FOC	uncertain	Paddock Paris	Groupe Fiminco	Groupe Fiminco	20.000	16.000	Located in the north-east of Paris with access to the metro-system. Attached to the centre, there is a hotel with 120 rooms. 1.750 parking spaces. Opening took place on 27th November 2019. The centre is opened on 7 days per week. Recently an Action-discount store has opened in the centre. The status of the centre is uncertain, in addition the website of the centre is no longer available.
Le Muy (Dep. Var)	FOC	cancelled	Pole de la Mode et du Design	n.s.	Le Muy Development Sarl / Roberto Bonati / Armando Branchini	16.000	13.000	In the town "Le Muy" (approx. 50 km from Cannes), since 2013 there were plans to establish an outlet centre with 2 sales-levels. After "green light" at first, the attitude of the relevant authorities became negative. In December 2018 the project was rejected by the Commission Départementale d'Aménagement Commercial (CDAC). In May 2019 the commission nationale d'aménagement commercial (CNAC) confirmed this decision.
Coutras (Dep. Gironde)	FOC	cancelled	n.s.	ROS Retail Outlet Shopping	Vinci Immobilier / ImWind	21.400	17.000	The project received at first a negative evaluation by the Commission Départementale d'Aménagement Commercial (CDAC) in February 2019 and then by the Commission Nationale d'Aménagement Commercial (CNAC).The municipality intended to file a complaint against this decision. At the beginning of 2020, first there were romours that this complaint was successful and the process could go ahead, but in 2022 it became clear, that there will be no chance for a building permit. Hence the project was cancelled.
Valbonne (Dep. Alpes-Maritimes)	FOC	under construction	Le Village des Sophia	La Compagnie de Phalsbourg		30.300	25.000	Location on the Cote d'Azur, close to Antibes. Re-use of an old industrial conversion site in the immediate vicinity of France's largest technology park (approx. 2,500 companies). A retail park - called "Open Sky" - was initially planned for the site, which received planning permission in 2014 but was never realized. An outlet center was then planned instead, but this also met with fierce resistance from environmental associations, among others. The corresponding planning permission was renewed in January 2024 and the sales area was reduced from approx. 43,000 m² to approx. 30,300 m². The outlet center is to be supplemented by a hotel and an office complex. Around 2,800 parking spaces in an underground parking garage.

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Sorigny (Dep. Indre-et-Loire)	FOC	cancelled	Val de Loire Market	TORG The Outlet Resource Group		30.000	24.000	Close to the toll gate of Sorigny at the motorway A10, south of the city of Tours an outlet centre was planned by the American TORG group. Opening was scheduled for 2021. In July 2018 the national retail commission CDAC rejected the project.
Germany								
Zweibrücken (Rhineland-Palatinate)	FOC	operating	Zweibrücken Fashion Outlet	VIA Outlets	OCI / Neinver / APG Pension Fund	29.400	21.000	Enlargement phase II (4,500 m² SA) was concluded in September 2006 and enlargement phase III (3,000 m² SA) in July 2008. The centre was taken over by the Spanish Neinver Group in February 2009 (former operator was OCI) and rebranded to "Zweibrücken The Style Outlets". In October 2010, the final enlargement to the approved 21,000 m² SA was concluded. Approx. 2,600 parking spaces. Following the exit of the IRUS-Fund, in February 2017 the sale of the centre to the VIA Group was concluded and management changed from Neinver to VIA Outlets. In May 2017 the centre was rebranded to "Zweibrücken Fashion Outlet". In 2019 plans were developed to extend the centre by an additional 8,500 m² SA. At the end of August 2023, the regional authorities decided that this extension is in line with the aims of state planning. The zoning plan and building plan procedure is currently underway.
Wustermark (Brandenburg)	FOC	operating	Designer Outlet Berlin	ROS Retail Outlet Shopping	McArthurGlen / Henderson Global Investors / EOMF / Frey SA	21.170	16.500	The outlet centre was originally developed by a joint venture of Demex Systembau and Morrison Developments and opened as "B5 Outlet Center" in May 2000. After a couple of years of poor trading, it was sold to the Henderson Outlet Mall Fund. The existing buildings (mall centre) of the former B5 Designer Outlet Centre were demolished and the centre was newly designed as an Outlet Village. The opening of the "Norddorf" took place on 18th June 2009, and the "Süddorf" opened on 02nd September 2010. In March 2025 the centre was acquired by the French Frey Group. With it, in May 2025, the management changed from McArthurGlen to ROS.
Ingolstadt (Bavaria)	FOC	operating	Ingolstadt Village	Value Retail	Value Retail/ Silver Bidco (L Catterton) Ltd	20.500	15.200	The centre was opened in September 2005. Approx. 2.000 parking spaces. In July 2024 Silver Bidco (L Catterton) aquired Hammerson's 15% stake in the centre.

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Wertheim (Baden-Württemberg)	FOC	operating	Wertheim Village	Value Retail	Value Retail / Silver Bidco (L Catterton)	21.100	13.500	The project opened in November 2003 with 9,800 m² SA. Enlargement through a 3rd construction phase was concluded in March 2008. In April 2010, the Wertheim Town Council decided to enlarge it to 16,800 m² SA and started the procedure for a change to the building plan. In July 2011, the Town Council approved the building plan change. But the state government of Baden-Wurttemberg opposed the planned extension of the centre. Since 2011 no progress was made in the procedure to extend the centre for years. But in the end, Value Retail was successful and received planning permission for the expansion. However, it is still unclear when this extension will be implemented. In July 2024 Silver Bidco (L Catterton) aquired the 45% Hammerson share.
Soltau (Lower Saxony)	FOC	operating	Designer Outlet Soltau	ROS Retail Outlet Shopping	Mutschler Group / Resolution Property	13.500	9.900	Centre opened on 30th August 2012. In March 2015 the town council of Soltau decided to extend the centres retail sales area to 20,000 m². In 2017 the state government decided not to change the state development plan, which is a pre-condition for such an extension. In May 2018 the owner of the Designer Outlet Soltau took legal action against this decision. In June 2019 the administrative court of Luneburg decided that the state government should allow for the possibility of carrying out an authorisation procedure. In October 2019, the investor reached an agreement with the state government that an extension of 5000 m² would be possible. Neighbouring cities announced their opposition. The regional planning procedure was completed in March 2023 and concluded that the expansion plan violates various objectives of the state development programme and therefore requires a procedure to deviate from the objectives. In February 2024 the local press reported that there are indications that the state of Lower Saxony will refuse the permission to extend the centre. These rumors were confirmed at the end of April 2024, when the authorities decided not to authorise the planned expansion. The owner of the centre is challenging this decision in court. A decision by the court is still pending.

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Wolfsburg (Lower Saxony)	FOC	operating	Designer Outlets Wolfsburg	Outlet Centres International (OCI)	OCI / Invesco / BVK	22.600	17.000	OC was opened on 15th December 2007. Second building-phase with an additional 6,000 m² SA was opened at the end of March 2014. Construction work for the third building-phase with an additional 4,000 m² SA started at 18th October 2017 and opened at 24th October 2018. In 2017 approx. 2.8 m visitors. In February 2024 there were press-reports that the local city council is willing to approve a possible extension of the centre to the west (Phaeno) and south (Nordkopf-Towers).
Montabaur (Rhineland-Palatinate)	FOC	operating	Outlet Montabaur	Fashion Outlet Service GmbH	S.K.E.T. Gesellschaft für Immobilienmanagement mbH / Fashon Outlet Grundbesitz GmbH + Co. KG	12.500	10.000	After almost 10 years of planning procedure, the centre finally opened doors in July 30th 2015. In 2016 the centre had approx. 1.6 m visitors. Starting from the opening, the centre was managed by Stable International until the beginning of 2017, then the management duties were run by the investor itself for half a year. After signing a long term contract Neinver became the new manager of the centre in July 2017. In June 2018, the centre was re-named from Fashion Outlet Montabaur to the Neinver brand The Style Outlets. In spring 2022 the management changed from Neinver to Outlet Centres International (OCI); with it the name of the centre changed from "Montabaur The Style Outlets" to "Outlet Montabaur". The investor intends to extend the centre by an additional 8,500 m² SA to a total of approx. 18,500 m² SA. At the end of July 2024 the regional authorities made a positive verdict to deviate from the aims of state planning. At the end of February 2026 the building permit was granted and construction work for the extension started. Opening can be expected for 2027. In February 2026 management duties changed from OCI to Fashion Outlet Service GmbH, which is a subsidary of the investor company.
Neumünster (Schleswig-Holstein)	FOC	operating	Designer Outlet Neumünster	McArthurGlen	McArthurGlen Group / European Outlet Mall Fund / Henderson Global Investors / TPG	29.000	20.000	The opening of the first construction phase took place on the 20th September 2012. The second building phase opened in September 2015. Approx. 2.700 parking spaces. In 2020 the centre was extended by 1,900 m² GLA to the approved 20.000 m² SA. In Q4 2025 the centre was sold to the American investor TPG.

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Wittenburg (Mecklenburg-West Pomerania)	FOC	advanced planning phase	Wittenburg Village	TORG The Outlet Resource Group	Van der Valk, Ontwikkelfonds	16.000	12.600	Project was already discussed back in 1999 at the initiative of the Department of Trade and Industry of Mecklenburg-Vorpommern, but abandoned due to opposition. Then this project seemed to be up and running again In 2007, planning activities were resumed again in the immediate vicinity of the "Alpin Center Hamburg-Wittenburg", however the British Miller Group which had a stake in this project withdrew again. The project was continued in 2014 / 15 by the Dutch developer Ontwikkelfonds together with Stable International and the owner of the Alpin Center, the Dutch van der Valk group. The regional planning procedure to get a building permit started in September 2016 and ended in December 2017 with a positive verdict. In June 2021 the local council changed the land use plan. In September 2022, the city council adopted the development plan as a statute. In 2023 there were rumours that the project is for sale. Construction work was supposed to start in autumn 2025, but so far nothing happened.
Wadgassen (Saarland)	FOC	missed threshold for sales area	Outlet Center Wadgassen	Munitor Group	Munitor Group	4.500	3.800	Located on the grounds of the former Cristallerie glass factory. The existing factory outlet of Villeroy & Boch is enlarged by further Outlet Shops. In May 2009, the developer IBS announced rescheduling and – without giving reasons - that the realisation of the project was to be postponed indefinitely. In 2011 a new developer - the Munitor Group - started construction work at the location. The soft opening of the whole centre has taken place on 20th September 2012, the grand opening was at 4th October 2012 with a total sales area of about 3,800 m². The developer announced to extend the centre soon. Despite the opening of the centre the neighbouring city of Saarlouis filed a court case to fight the building permit but the claim was rejected by court. Still, there was some uncertainty whether or not Saarlouis will go to court again. In December 2017 the developer and the city of Saarlouis reached an agreement, that allows the extension of the centre up to a total sales area of about 5,000 m². But so far construction work on the site hasn't started yet.

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Ochtrup (Northrhine-Westfalia)	FOC	operating	Designer Outlet Ochtrup	McArthurGlen	Simon Property Group / Hütten Holding / EOC Ochtrup GmbH & Co. KG / Hütten Holding	17.350	11.650	Centre opened on 30th August 2012. Approx. 1.500 parking spaces. There were plans to extend the centre on up to 20,000 m² SA; the impact study was published in November 2015 and came to the result, that an extension of 8,300 m² retail sales area is compatible with the relevant requirements of spacial planning. In November 2015 McArthurGlen and Hütten Holding announced that from 2016 on they will partner. McArthurGlen now has the majority share and is responsible for the management. In June 2016 neighbouring cities formed an alliance against the projected extension and announced to fight this in court. At the end of September 2017 the city council of Ochtrup decided to change the plans for land use to enable the extension. In June 2018 the district government decided to approve the change in the land use plan. Start of construction was at first scheduled for 2018 and opening of the extension for 2019, but was delayed due to a legal dispute with neighbouring cities. In October 2020 the Higher Administrative Court of Northrhine-Westfalia ruled, that the building plan is invalid due to various mistakes. The city of Ochtrup and McArthurGlen made an appeal to the Federal Administrative Court, but - due to the decision of this court in regard to the McArthurGlen plans in Remscheid - the investor cancelled this project too. So this centre will remain with the already existing size.
Radolfzell (Baden-Württemberg)	FOC	operating	Seemaxx Outlet Center Radolfzell	Kintyre	Hesta Immobilien GmbH / Kintyre / Quilvest Capital Partners	12.000	8.500	In Radolfzell on the Lake of Constance, Seemaxx Outlet Center was operating for years on a total area of approx. 4,500 m² SA. Following several years of authorization process, the regional council issued the permit to enlarge the center to a total sales area of 8,500 m². The opening of the extended centre took place on 13th October 2016. Approx. 450 parking spaces.
Stuhr-Brinkum (Lower Saxony)	FOC	operating	Ochtum Park Outlet Center	MiRo Grundstücksverwaltung GmbH / SJ International	MiRo Grundstücksverwaltung GmbH	24.000	18.800	Opened in 2001 as a rather random conglomerate of some outlet stores and some fullprice retailers such as Takko fashion and a pet-food store. In the meantime various extensions and an almost standardised design of the buildings were implemented. Now the site encompasses 57 outlet stores, cafe´s and restaurants.

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Remscheid (Northrhine-Westfalia)	FOC	advanced planning phase	Outlet Remscheid	Fashion Outlet Grundbesitz		24.000	18.000	First, an OC was planned in the Blume / Felder Höhe business park at the Lennep / Lüttringhausen motorway junction. In August 2012 the regional planning authority rejected the change of the regional development plan. The city of Remscheid announced to fight this desicion in court. But in November 2012 McArthurGlen and the city representatives decided to switch the planned location to a site close to the Remscheid subburb of Lennep. In June 2014 the regional planning authority signalled that the project in size and location is in accordance with the aims of the spacial development plan of Northrhine-Westfalia. But in 2015 the neighbouring city Wuppertal announced, that they will realize an own outlet centre (see Wuppertal). This resulted in a race between the two cities to be the first outlet centre in the region. In July 2016, Wuppertal filed a lawsuit against Remscheid for want of considering the impact of the planned outlet centre at the inner-city of Wuppertal. In December 2016 the local council of Remscheid approved the building plan. In February 2018 McArthurGlen anounced to delay the start of construction work until the court has decided about the claim of neighbouring Wuppertal. For this court session McArthurGlen ordered a new impact study, which was the 4th such study on this project. Soon after, rumors indicated that Wuppertal cancelled its plans for an outlet centre. In September 2019 Wuppertal provided an impact study which said that the outlet in Remscheid will have an negativ impact on Wuppertal city centre. This study recommends the outlet centre to be reduced in size. In 2020 the council of Wuppertal decided not to oppose the Remscheid project anymore. Still, there was a lawsuit of a neighbour, who feard among others increased traffic at the site. In October 2020, the Higher Administrative Court of Northrhine-Westfalia ruled that the building-plan is invalid due to various mistakes, but offered the possibility to appeal agains this rule at the Federal Administrative Court. At the end of January 2022, the Federal Administrative Court rejected the appeal and confirmed the ruling of the lower court. The development plan for the project is thus cancelled. In February 2022 McArthurGlen decided not to pursue this project anymore. At the beginning of March 2023, the city council announced that it would resume planning at

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								the site in Lennep with the owner of the outlet centre in Montabaur and now wants to develop a centre with approx. 18,000 m² of retail space there. At the same time, McArthurGlen also declared that they intend start the project again. Only a few weeks later, McArthurGlen informed the city that they wanted to withdraw their renewed application after all and thus give a new investor a chance. Now the process to get a building permit is well ahead. In August 2024 in investor announced that the application will be reduced to 15,000 m² retail sales area. The remaining 3,000 m² sales area will be applied for in the following years after opening the 1st phase. Opening of the 1st phase is expected for 2027.
Grafschaft (Rhineland-Palatinate)	FOC	cancelled	Ahrtal The Style Outlets	Neinver			9.900	In the Grafschaft locality of Ringen, an OC was planned in the Innovationspark Rheinland; a market hall with approx. 3,000 – 5,000 m² SA for regional products (e.g. wine) is planned as an additional facility. Various surrounding towns have announced their opposition to the project. In the meantime the proposed developer went bankrupt and the city was looking for a new investor. Various renowned operators signalled their interest and in May 2012 it was revealed that Neinver is supposed to be the new operator. Some time ago there were initiatives to pursue this project jointly together with the neighbouring city of Bad Neuenahr-Ahrweiler. But in June 2012 the town council of Bad Neuenahr-Ahrweiler rejected the offer to cooperate made by Grafschaft. After that the city of Grafschaft pursued the project on its own and Neinver secured all the neccessary parcels. At the end of 2018 the city council announced to carry out a citizens vote about this project, but in 2019 the city council decided not to support the development of an outlet centre anymore.
Broderstorf (close to Rostock, Mecklenbourgh-Pommerania)	FOC	operating	Hanse Outlets	Outlet Evolution Services	FFIRE Immobilienverwaltung AG / Kristofer Jürgensen	12.000	10.000	The former hypermarket anchored retail park at the site suffered from increasing vacancies before the developer bought the project in 2016. The opening of the first 9 outlet stores happened on March 16th, 2017. The number of stores increased to 20 in 2021. Today there are 39 shops and 700 parking spaces at the site.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Selb (Bavaria)	FOC	operating	Outlet Center Selb	CMR Center Management Group	Munitor Group	6.000	5.000	At this site, the company headquarters and production facilities of the china and household goods manufacturer Villeroy & Boch were located. Here since July 2001, in parts of the former factory building, with the "Factory In", a small-scale hybrid of an outlet and off-price centre was operating. In order to improve the centre and to add more outlet stores, an approval procedure to extend this centre was started. In October 2009, the Bavarian Council of Ministers approved the submitted enlargement up to 11.800 m² sales area. The lawsuits announced by neighbouring towns against this enlargement were withdrawn soon after. Construction work started in September 2012, but no real progress could be observed for quite some time. In 2015 the developer Munitor Group acquired the project and demolished the existing buildings. At the same time Munitor Group announced plans to enlarge the centre significantly by using grounds of the adjacent city centre of Selb. The city council supports this project, because a positive impulse for the depressed inner-city high streets is expected. Construction work started in spring 2018 with the conversion of the former production hall (so-called "Ofenhalle"); this first development with approx. 5,000 m² SA phase opened on 1st April 2019. The 2nd development phase was supposed to open in summer / autumn 2021, but this had to be delayed due to the corona crisis and interruptions of the construction work. The 3rd development phase will connect the project directly with the city centre of Selb and will lead to a total sales area of about 20,000 m². After completion, the “Outlet Centre Selb” will be one of the biggest outlet centres in Germany. But so far only slow progress in construction work can be seen.
Brehna (Saxony-Anhalt)	FOC	operating	Halle Leipzig The Style Outlets	Neinver	ITG Immobilien Treuhand Gesellschaft	20.000	16.000	Opened on 21st April 2016. Just a few days after the opening, it was announced that the management of the centre will change from Stable International to Neinver. The construction work for the second building phase started in spring 2017 to reach a final GLA of approx. 18,000 m² and a retail sales area of 16,000 m²; this 2nd phase opened doors on 19th April 2018. Starting with 1st October 2016, the centre was renamed from "Fashion Outlet Halle Leipzig" to the Neinver brand "The Style Outlets".

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Werl (Northrhine-Westfalia)	FOC	cancelled	Werl The Style Outlets	Neinver		16.000	13.800	In November 2011, Neinver & MAB Development presented to the Town Council of Werl their plans to establish an outlet centre near the motorway intersection. Then Neighbouring towns immediately announced their opposition in the so-called "Hamm declaration". After the dissolution of MAB Development Neinver persued this project on its own. In September 2014 the planning-commission of the city of Werl decided to start the planning procedure. All necessary studies for the application to receive a building permit were completed. In March 2015 the state government announced that the project is not in compliance with the aims of the state development plan. In May 2016 the regional government refused to accept changes in the preparatory land-use plan. The city of Werl filed a court case. In June 2017, the administrative court of Arnsberg rejected the claim of the city of Werl without the permission to appeal. As a consequence Werl took action for approval of the appeal at the Supreme Administrative Court in Münster. In May 2018 this Supreme Administrative Court decided to grant this appeal. In November 2018 the Supreme Administrative Court decided to reject the claim. In February 2019 the city administration announced not to pursue this project anymore.
Bad Münstereifel (Northrhine-Westfalia)	OOA	operating	City Outlet Bad Münstereifel	City Outlet Bad Münstereifel GmbH	Marc Brucherseifer & Harry Ley / Georg Cruse & Marc Brucherseifer	13.400	10.500	In the historical old town of Bad Munstereifel, the local businessmen Cruse, Brucherseifer & Harzheim bought shops and buildings to form an inner-city outlet centre. Construction work started in May 2012 by the demolition of some buildings. Opening took place on 14th August 2014. Currently the investors are extending the centre by the acquisition of additional stores in the city centre. At the same time they are lobbying for the permit of sunday opening. This object doesn't correspond to ecostras definition of an outlet centre and has to be classified as an outlet agglomeration. The City Outlet Bad Münstereifel was almost completely destroyed by the flood disaster in July 2021. After repairing the damage and renovating the shops, the City Outlet reopened on 30 June 2022. In August 2024 an extension with an additional 1,400 m² GLA opened. Another extension with approx. 1,200 m² GLA is planned. In March 2026 the Urban Development Comittee of Bad Münstereifel voted in favor to proceed with the extension plans.

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Wuppertal (Northrhine-Westfalia)	FOC	cancelled	City Outlet Wuppertal	ROS Retail Outlet Shopping	Uwe Clees	13.000	10.000	At the Doeppersberg, a location in the immediate proximity of the main station and the city centre of Wuppertal-Elberfeld, a retail complex was planned for years. Then the investor Uwe Clees came up with the idea to realize an outlet centre there. In September 2013 there were press reports that the city decided to develop the site with a different investor, but refused to reveal names. In December 2014 investor Clees together with city representative announced that now the process will start to get a building permit for an outlet centre. In May 2015 the plans for the outlet centre were presented to the public. The centre was to be be realized in 3 buildig-phases and encompass eventually 150 shops with a total retail sales area of approx. 30,000 m². The first phase was planned with approx. 10.000 m². The assiciation of the inner-city retailers of Wuppertal announced to oppose the project and to order an own impact study, but nothing happened. At the end of November 2015 the developer filed the application for construction permit. In December 2016 the building permit was issued. The start of construction work took place at the end of September 2017 but stopped soon after again. Since, no progress was witnessed. In 2020 it became obvious that this outlet-project is cancelled and the building will be used as the new headquarters of the municipal utility.
Zeil am Main (Bavaria)	FOC	missed threshold for sales area	Erbelle-Outlet-Center	HK Verwaltungs GmbH			3.700	A conglomerate of outlet shops is in operation on approx. 3,700 m² SA in the former production halls of the household linen manufacturer Erbelle. The location is to be enlarged to become an OC. In spring 2009, the Bavarian Dept. of Trade and Industry refused to allow proceedings to obtain permission to deviate from a planning objective to be started. However meanwhile, according to the available information, permission has been granted for enlargement by 1,300 m² SA to reach 5,000 m² SA. It still has to be reviewed whether or not this centre corresponds with ecostras definiton of an outlet centre.

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Wilhelmshaven (Niedersachsen)	FOC	cancelled	Wilhelms Outlet	n.s.	Kaiser-Wilhelm-Objekt GmbH & Co. KG / Jan D. Leuze	12.000	6.500	Initially there were plans to change the existing manufactury buildings of the fashion brand Barutti in the Ebert Strasse in Wilhelmshaven into a rather small-sized outlet centre. Because an impact study showed that the high street retailers will be confronted with severe reductions in turnover due to this outlet centre, the town major came up with the idea to move the project to a new site: the former C&A-parcel in the city centre. The demolition of the former C&A-building and construction work for the new building with 60 shops on 2 sales floors started in spring 2016. The building permit for the new centre was issued in February 2017. But no construction work started so far. In March 2018 the city council set a final deadline for die developer to prove a sufficent quote of leased space and to start construction work. After the investor failed to show a secured financing of the project, in April 2018 the city administration decided to cancel the outlet project and to develop alternative uses at the site.
Metzingen (Baden-Württemberg)	OOA	operating	Outletcity Metzingen	Outletcity AG (former Holy AG)	Outletcity AG (former Holy AG)	60.000	40.745	Starting in the 1970s with the Hugo Boss factory store, there are now more than 100 outlet stores organized by the Outletcity AG (formerly Holy AG). Some stores do have different landlords and do differ in architecture and signage. There are other outlet stores close-by and between the Outletcity AG-owned buildings that are not integrated in the marketing-concept of the Outletcity. In February 2015 the regional council finished a regional planning procedure about the possible extension of the centre with a positive decision to add outlet stores with a total of 10,745 m² SA to the Outletcity Metzingen. In March 2015 the neighbouring cities of Reutlingen and Tübingen announced to file a court case against the decision of the regional council. One year later, in March 2016, an agreement was reached with the neighbouring cities to abstain from a lawsuit. Construction work for the extension started in 2017 and opening of this phase took place in April and September 2019. Today, the Outletcity is the biggest outlet centre in terms of sales-area in Europe. Approx. 3,500 parking spaces across 8 car parks. In 2019 approx. 4.2 mill. visitors.

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Rietberg (Northrhine-Westfalia)	OOA	cancelled	City Outlet Rietberg	n.s.	Meyer Architekten / Haslinger Retail Real Estate Consulting	13.000	10.000	In the historical city centre of Rietberg, the number of unlet stores is increasing since years. The city administration together with some local investors decided to stop this trading-down process by establishing an inner-city outlet centre. A feasibility study as well as an impact study was made. In August 2015 the local council voted unanimously for this project. In May 2017 the developer presented a well advanced conception with 2 large buildings as poles on both side of the historic city centre. In the meantime a citizens action group was formed, which opposed the project. In November 2017 the town council decided to carry out a citizens vote to this project. Parallel to that, an opinion poll was carried out which came to the result that 68 % of the local population are in favor of this project. In May 2018 the citizens vote resulted in a 54 % victory of the opponents of this project. The town major and the investor announced to respect this citizens vote and to cancel this project.
Gelnhausen (Hesse)	FOC	cancelled	Barbarossa City Outlet	n.s.	GSK-Group	16.000	12.000	In the city centre the former department store JOH was sold to the investor Jan Leuze, who intended to turn it into an inner city outlet centre with 4 sales-levels. In September 2016 the project received the construction permit. The sale of the site was made under the condition that the developer will have to prove financing and a leasing rate of about 50 % before the transfer of ownership will take place. In February 2018 the city of Gelnhausen anounced that the developer had failed to provide this proof so far and extended the deadline by 1 month. Finally in March 2018 the developer provided both, an investor and the leasing quote. But, in April 2018 the payment deadline passed. At the end of April 2018 the city administration provided with the Munich based ITP Group and the Leipzig based GRK Group two new investors. In September 2018 the city council first decided in favour of the GRK Group, but withdrew later. In May 2019 it was announced that the plans to establish an outlet centre were finally cancelled and instead offices and other uses would be built on the site.

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Marl (Northrhine-Westfalia)	FOC	operating	Fashion Outlet Marl	Outlet Evolution Services	FFIRE Immobilienverwaltung AG / Kristofer Jürgensen	19.000	15.000	Following the closure of the Karstadt Department Store, the shopping centre "Marler Stern" struggled with an increasing vacancy problem. In a redevelopment of the centre, the new owner announced plans to integrate an outlet centre on the upper floor of the 2-storey shopping centre, which is with a total of approx. 58.000 m² GLA one of the biggest inner-city shopping centres in Northrhine-Westfalia. Opening of the shopping centre (lower floor) happened in January 2020, a soft opening of the outlet centre (upper floor) took place on 10th September 2020 with approx. 12 stores. In June 2021 another 13 Stores opened. In 2026, there were press reports that the centre was in serious need of refurbishment. The entire roof needs to be replaced and the underground car park is closed. It seems uncertain whether the owner will be able to afford the necessary investment.
Pohlheim (Hesse)	FOC	cancelled	Limes The Style Outlets	Neinver	FS Entwicklungsgesellschaft Mittelhessen GmbH / Neinver	17.000	13.500	In the industrial area "Garbenteich-East", which is located in immediate proximity to the motorway A5, an Outlet Center was planned. The project was presented at the end of October 2017 at a special meeting of the Pohlheim town council. A citizens action group formed to oppose the project because of the expected traffic. The city of Giessen announced to oppose this project too. In April 2018 an impact study, ordered by the city of Giessen, was presented. This impact study came to the result, that this planned outlet centre will severly damage the surrounding city centres. In August 2018 a citizens vote was carried out but failed to reach the limit of 25 % of the local constituency voting. At the end of June 2019 the investor anounced to cancel the plans to build the centre, due to the high hurdles of the planning process.
Pforzheim (Baden-Wuerttemberg)	FOC	cancelled	n.s.	n.s.	Bader GmbH & Co. KG	30.000	24.000	The mail order company Bader intended to convert its former logistics centre in Pforzheim into an outlet centre. The property was to comprise 3 to 4 sales levels, with the first sales level starting on the 1st floor. A preliminary building application was submitted to the city administration in February 2019. At the same time, the investor ordered a preliminary impact study, to have a basis for the following discussions. In March 2022 the local press reported that the investor has put the plans on hold. It can be assumed, that this project is "dead".

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Bremerhaven (Bremen)	FOC	operating	Mein Outlet & Shopping-Center	AVW Immobilien AG	AVW Immobilien AG	10.000	9.000	In the harbour area of the city of Bremerhaven, close-by to the city center, 2008 a shopping centre opened, that was designed in the Tuscany village style. The name was "Mediterraneo". Since the start the shopping centre failed to meet expectations and showed an increasing number of vacancies. In January 2019 press reports indicated that the Mediterraneo will be rebranded and turned into an outlet centre. Opening of the outlet centre was on 20th April 2020. In April 2021 the owner of the centre took over management from the former management company 1A Outlet Projekt GmbH.
Bad Lippspringe (Northrhine-Westfalia)	OOA	advanced planning phase	City Outlet Bad Lippspringe	n.s.	3 Oaks Management	n.s.	9.000	Due to the high number of vacant shops in the city centre, the municipality is planning to implement a city outlet concept modelled on Bad Münstereifel. A market study has confirmed the basic feasibility. The population is informed about the progress of the project within the framework of periodic public meetings. In spring 2022 there were reports that a significant number of owners of city centre shops were willing to join the project by now, so the so-called "critical mass" of outlet space seems to be available. In September 2023, a project company was founded by a group of private investors. In August 2024, the project company announced that over 2,000 m² of retail space in the city centre had already been contractually secured for the project. Talks are underway with other building owners. Opening of the city outlet centre was at first announced for 24th September 2026 but had to be delayed to 2027.
St. Augustin (Northrhine-Westfalia)	FOC	operating	HUMA Outlet	Haslinger Management GmbH	Jost Hurler Group / Haslinger Retail Real Estate Consulting	9.000	7.000	The shopping centre huma was opened in 1977 and extended up to approx. 50,000 m² GLA in 2017. Now on the 1st floor an area with approx. 9.000 m² GLA is occupied with 40 outlet stores, so this is a hybrid concept of a shopping and outlet centre. The existing building permit allows such a development without an approval procedure. There are already approx. 2,300 parking spaces in a multi-storey car park. In 2022 the responsibilty for leasing changed from GoOutlet! to Haslinger Real Estate. Opening took place on the 21st November 2024. By now, the project seems to be quite successful and well known brands are signing leases.

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Stolberg (Northrhine-Westfalia)	OOA	cancelled	Factory City	n.s.	n.s.	n.s.	n.s.	In November 2021, there were press-reports that the city of Stolberg (close to Aachen) intends to establish a city outlet center to fight the increasing number of vacant shops in the historical city centre. A feasibility study came to a positive result. Due to intense regional competition with already operating outlet centre, the focus of the outlet offer was to be be set not in fashion but in other goods. In March 2022 the local council decided to support the project. Latest news indicate that this project will not happen because there are no investors.
Frankfurt am Main (Hesse)	FOC	cancelled	Hessen Center	n.s.	DWS Group / ECE Projektmanagement	n.s.	n.s.	The Hessen Center was opened in 1971 as a classic shopping centre in Frankfurt's Bergen-Enkheim district and today has a total sales area of approx. 38,000 m². Like many other centres, the Hessen Center has come under increasing competitive pressure in recent years, which has been further intensified by the Corona pandemic. According to reports in the trade press based on the fund reports of the owner DWS, the space of the former Galeria Kaufhof department stores' was supposed to be occupied by outlet stores. As there are seen no marketing activities, it can be assumed, that this project is cancelled again.
Weil am Rhein (Baden-Wuerttemberg)	OOA	advanced planning phase	Outletcity Weil am Rhein	n.s.	Carhartt-Work in Progress-Group (WIP) / Haslinger Retail Real Estate Consulting	5.500	4.000	Close to the border to Switzerland and in the immediate vicinity of the "Rhein Center" shopping centre, there are several outlet and full-price stores in operation, which are spread over 3 plots of land. The entire agglomeration on these properties is to be conceptually redesigned and repositioned in the market. In the process, an expansion to approx. 10,300 m² GLA or approx. 8,000 m² VK is planned through a restructuring of the shops. A large-scale Adidas outlet store opened already back in October 2025. The part of the mall centre on Colmarer street is currently undergoing renovation. However, due to the extensive refurbishment work, completion is expected to be delayed until at least 2028.
Zittau (Saxony)	OOA	early planning phase	Dreiland Outlet	Zittauer Handels- & Hauskontor	Local Action Group	n.s.	n.s.	An action-group has formed to turn the city centre of Zittau into a City Outlet Center and thus revive the the high streets. The city administration seems to support the project. According to the local press, in September 2025 brands are invited to Zittau to get the project presented.

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Pirna (Saxony)	OOA	advanced planning phase	City Outlet Pirna	City Outlet Pirna GmbH	Local Action Group (Economic Department, City Marketing, local bank and others) / Outlet Evolution Services / FFIRE AG	20.000	16.000	In the city centre of Pirna, almost 40 % of the stores are vacant. The well-preserved historic city centre is worth seeing, has a very good quality of stay, is already a stopover for Elbe tourism and is considered the gateway to Saxon Switzerland. By integrating outlet stores into the city centre, the aim is to follow the example of Bad Münstereifel and - in addition to the existing, well developed gastronomy - bring back retail. To push the project, a local action group has formed. A feasability study presented in early June 2024 came to the conclusion that Pirna meets the necessary preconditions to successfully implement such a retail concept. In December 2024, a project and operating compnay was founded and the city council passed a resolution to support this project in principle. A completed traffic study enables the traffic concept to be adapted. With the entry of a private investor with experience in the outlet sector at the beginning von 2026, the leasing process has now begun. The opening of the City Outlet Centre is panned for the third quarter of 2027.
Mettlach (Saarland)	OOA	advanced planning phase	City Outlet Mettlach	n.s.	Villeroy & Boch + Local Action Group (City Council, Landlords and others) / Haslinger Retail Real Estate Consulting	12.000	10.000	Mettlach is the headquarters of ceramics manufacturer Villeroy & Boch (V&B), which has been operating a factory outlet in the town centre for many years. Other outlets have gradually been established around this, so that Mettlach already has a certain market position as an outlet location. Now V&B relocated its outlet store to its own company premises, where a large brand experience world was created, among other things, the municipal administration wants to realise a city outlet concept for the town centre. A feasibility study presented in August 2024 came to a positive conclusion. The project is now to be pushed forward and a city centre management team is to be installed first.
Greece								
Spata-Artemida	FOC	operating	Factory Airport	Factory Outlet S.A.	Elmec Sport S.A. / FF Group	14.000	13.000	Located in a retail park (next to IKEA) near Athens Airport. The centre has the character of an off-price department store with a variety of brands but only littel depth of offer and without separate store units. Instead, the brands are presented as "Shop-in-Shop".
Piraeus	FOC	operating	Factory Pireos	Factory Outlet S.A.	Elmec Sport S.A. / FF Group	13.000	12.000	Approx. 300 parking spaces. Siminlar concept as Factory Airport.

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Yalou (close to Athens)	FOC	operating	Designer Outlet Athens	Lamda Malls Management Services	McArthurGlen Group / Bluehouse Capital Advisor Ltd / Lamda Development	21.240	18.400	Village Centre with 2 sales levels and underground parking. Opened 02nd June 2011; approx. 2,400 parking spaces. In August 2022 McArthurGlen and Bluehouse sold the centre to Lamda Development. The centre is also opened on Sundays during the key touristic period from May to October.
Thessaloniki	FOC	operating	One Salonica Outlet Mall	n.s.	n.s.	17.500	15.000	Located at the west of Thessaloniki. Multi-storey building with outlet stores on 2 sales levels. Approx. 60 outlet stores. In the basement there is a Carrefour Hypermarket located. Approx. 1.000 parking places. Including the hypermarket and other traditional retail shops the GLA of the centre amounts to approx. 29,300 m².
Larisa	FOC	operating	Fashion City Outlet	Sonae Sierra	Bluehouse Capital / Sonae Sierra	20.000	16.000	Relaunch of the former "Pantheon Plaza". The centre will also encompass a supermarket (1,600 m²), a large Media Market and a cinema (1,900 m²). Approx. 1,600 parking spaces. Opening took place at 15th November 2018.
Athens	FOC	cancelled	Gazi Outlets	Hines	National Bank of Greece (NBG)	22.000	18.000	Redevelopment of the former Athens Heart Mall shopping centre. Opening was originally scheduled for spring 2021, but had to be delayed. Due to rising construction costs, changing market conditions and interest rate rises, investment costs skyrocketed. The original plans to convert the vacant shopping centre into an outlet centre have been scrapped. Instead, the centre has been transformed into a modern, green office and retail complex.
Hungary								
Törökbálint (west of Budapest)	FOC	closed	GL Outlet Center	GL Outlet	Group GL	16.500	15.000	Project opened in November 2004. However, due to location disadvantages and conceptual planning weaknesses, the centre was not able to compete with the neighbouring Premier Outlets Center in Biatorbágy and closed down operations at the beginning of 2011. The centre is now occupied in part with offices of the local city administration. But large parts are standing empty.
Biatorbágy (west of Budapest)	FOC	operating	Premier Outlet Budapest	ROS Retail Outlet Shopping	DWS Group / Miller Developments	23.005	21.885	Project opened in November 2004. The 3rd construction phase was completed in August 2007. In 2015 the centre was sold by AVIVA Central European Property Fund to Lone Star Real Estate Fund III. At the end of 2016 the centre management moved from Jones Lang LaSalle to ROS. In 2018 the centre was sold to the DWS fund "Grundbesitz Europa". Approx. 1.600 parking spaces.

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Budaörs (west of Budapest)	FOC	closed	M1 Outlet Center	Óbuda-Újlak	FTB Invest Kft.		16.500	Located in immediate proximity to the Premier Outlets Center in Biatorbágy. The centre was more a mixture between an OC and a traditional shopping centre. Due to the severe competition, it failed and closed again. The centre is now standing empty!
Polgár	FOC	operating	M3 Outlet Center	ROS Retail Outlet Shopping	BTZ Kft. / M3 Outlet Service Kft. / Outlet Real Estate Kft.	10.900	9.500	Located at the M3 motorway in Eastern Hungary, between Miskolc and Debrecen. Opened on 17th May 2008. On 1st May 2012 management changed from Jones Lang LaSalle (JLL) to the developer's management company. In October 2013 JLL was entrusted with the management again. In October 2021 ROS was appointed to be new centre manager. Approx. 850 parking spaces.
Ireland								
Rathdowney	FOC	closed	Rathdowney Shopping Outlet	Morrison Developments	Morrison Developments / AWG	7.500	6.800	Centre was closed in May 2012.
Kildare	FOC	operating	Kildare Village	Value Retail	Hammerson Plc. / Value Retail / Silver Bidco (L Catterton) Ltd	21.300	17.200	Project was opened in July 2006. Construction work started in 2014 for a 5,540 m² GLA extension in phase II. Opening of phase II took place in November 2015. In January 2018 Value Retail was granted planning permission for phase III which added another 5,500 m² GLA to the centre. Opening of this extension happened in October 2021 together with an additional 460 parking spaces. In July 2024 Silver Bidco (L Catterton) aquired the 41% Hamerson shares.
Carrigtwohill (Cork)	FOC	advanced planning phase	Tourist Outlet Village (TOV)	n.s.	Rioja Estates	20.000	16.000	The site is close to the IDA industrial estate at Killacloyne in Carrigtwohill. Cork County Council voted in favor of the planned outlet centre. The amendment of the County Development Plan (CDP) is necessary. Construction was supposed to start in 2022 and opening in March 2024. In June 2020 the national planning authority (planning regulator) has rejected this development. In April 2021 Cork County Council announced to fight this decision in High Court. In November 2021 the High Court ruled in favour of the Cork County Council. The developers are working on submitting the full planning application in order to move the project forward again following a number of adjustments. If planning permission is granted, the construction period is expected to last around 24 months.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Killarney	FOC	closed	Killarney Outlet Centre	European Outlet Markets	Green Property / CBRE	7.000	6.500	Opened in 1999 at the edge of Killarney Town Centre. The small sized centre has struggled with some vacancies. Real estate agent CBRE has offered the centre for sale for years. In March 2022 the anchor tenant Nike left the centre. At the same time the centre was sold to an unnamed buyer for 7 m €. In the meantime, with Flying Tiger the last noteable brand has left the centre. The remaining offer can't be considered to be an outlet centre anymore.
Italy								
Serravalle Scrivia	FOC	operating	Designer Outlet Serravalle	McArthurGlen	McArthurGlen Group / European Outlet Mall Fund	50.650	35.700	Opened September 2000; approx. 4,250 parking spaces. Enlargement by approx. 12,260 m² SA took place in phase IV in 2016. In June 2021 a 6,000 m² leisure concept "Play Land" was added to the centre.
Bergamo	FOC	closed	La Galleria Factory Outlet Center	Morrison Developments	Buontempo	14.000	12.000	Opened in 2003; approx. 1,100 parking spaces. In the meantime, the centre has been turned into a classical shopping centre.
Fidenza	FOC	operating	Fidenza Village	Value Retail	Silver Bidco (L Catterton) Ltd. / Value Retail	20.900	16.500	Opened in 2003. Approx. 1,700 parking spaces. The centre was enlarged by approx. 3,300 m² GLA due in 2017. In July 2024 Silver Bidco (L Catterton) aquired the Hammerson 34% shares.
Rodengo Saiano (close to Brescia)	FOC	operating	Franciacorta Outlet Village	Multi Outlet Management Italy (Land of Fashion)	Frey S.A. / Cale Street	37.660	32.000	Opened in October 2003; enlargement by approx. 7,800 m² is planned; approx. 3,000 parking spaces. In September 2013 the centre was sold by DEGI Deutsche Gesellschaft für Immobilienfonds mbH to Blackstone. In 2018 the centre was extended by 5.000 m². In August 2025 the centre was sold by Blackstone as part of a package-deal together with Valdichiana Village and Palmanova Village to Frey S.A. / Cale Street.
Castel Guelfo di Bologna	FOC	operating	Castel Guelfo The Style Outlets	Neinver	Neinver / Nuveen Real Estate / ING Real Estate	24.500	22.900	Opened in May 2004; approx. 1,970 parking spaces. Centre was taken over by Neinver in June 2008. The centre was sold in 2016 as a part of a package deal from IRUS European Property Fund to Neptune (JV between Neinver and Nuveen).
Castel Romano (close to Rome)	FOC	operating	Designer Outlet Castel Romano	McArthurGlen	McArthurGlen Group / EOMF	31.700	28.000	Opened in October 2003. Last extension with approx. 7.300 m² SA was opened in April 2013. Approx. 1,900 parking spaces.
Valmontone (close to Rome)	FOC	operating	Valmontone Outlet	Promos S.r.l.	DWS Grundbesitz GmbH	46.000	34.000	Opened in 2003; approx. 3,500 parking spaces; 157 shops. Located in a tourist area 50 km from downtown Rome. In Valmontone also there is the Rainbow MagicLand amusement park, which opened in 2011. In 2024 phase 4 opened.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Bagnolo San Vito (close to Mantova)	FOC	operating	Mantova Outlet Village	Multi Outlet Management Italy (Land of Fashion)	Idea Fimit (MOMA) / Blackstone Real Estate Partners IV	25.070	21.250	Opened in 2003; approx. 3,000 parking spaces; approx. 2.7 million visitors in 2013. The centre was sold in 2014 as part of a package deal from Fashion District Group to Idea Fimit (MOMA) / Blackstone Real Estate Partners IV. With it the mangagement changed from Fashion District to Multi.
Santhia (between Milan and Turin)	FOC	closed	Fashion District Santhia	Fashion District			14.500	Standing vacant. Project has been built but never opened doors!
Foiano della Chiana	FOC	operating	Valdichiana Outlet Village	Multi Outlet Management Italy (Land of Fashion)	Frey S.A. / Cale Street	31.000	20.000	Opened in July 2005; approx. 3,500 parking spaces. In 2014 the centre was sold from Aberdeen to Blackstone. In August 2025 the centre was sold by Blackstone as part of a package-deal together with Franciacorta Village and Palmanova Village to Frey S.A. / Cale Street.
Molfetta (close to Bari)	FOC	operating	Puglia Village	Multi Outlet Management Italy (Land of Fashion)	Idea Fimit (MOMA) / Blackstone Real Estate Partners IV	37.920	33.000	Opened in 2005; in construction phase III, the centre was enlarged to approx. 33,000 m² SA in 2013; approx. 2,500 parking spaces; approx. 2.3 million visitors in 2013. In the outlet centre, there is a Multiplex cinema. Close to the site there is a leisure park ("Miragica - Terra di Giganti") and various hotels.
Barberino di Mugello	FOC	operating	Barberino Outlet	Promos S.r.l.	McArthurGlen / DWS Grundbesitz Europa / BMG Barberino S.r.l.	26.710	23.000	Opened in March 2006; approx. 2,600 parking spaces. In 2013, the centre had 3 million visitors. The 2nd building phase opended in March 2014. In July 2024 management changed from McArthurGlen to Promos. With it a rebranding of the centre to Baberino Outlet was implemented. For the near future an extension of the fashion offer by an additional 3,000 m² GLA is planned. The parking offer will be increased to approx. 2,800 parkings spaces. A food court and an events area (each 2,000 m² GLA) is planned, too.
Vicolungo (Piemont)	FOC	operating	Vicolungo The Style Outlets	Neinver	Neinver / Nuveen Real Estate / TH Real Estate	34.200	31.700	Location between Milan and Turin at the intersection of the A26 / A4. Opened in October 2004; construction phase III with an additional 3,700 m² opened 2010. 141 shops and 3,450 parking spaces. The centre was sold in 2016 as part of a package deal from IRUS European Fund to Neptune (JV between Neinver and Nuveen).
Mondovi (Piemont)	FOC	operating	Mondovicino Outlet Village	Promos S.r.l.	Tavolera S.r.l. / Consedil SA	18.000	15.000	First construction phase, with approx. 60 shops, opened on 16th April 2008; approx. 24,500 m² SA are planned in the final enlargement; approx. 4,700 parking spaces. In October 2018 management changed from Tavolera Srl to Promos Srl.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Aiello del Friuli (Palmanova)	FOC	operating	Palmanova Outlet Village	Multi Outlet Management Italy (Land of Fashion)	Frey S.A. / Cale Street	22.000	15.000	Opened in May 2008; approx. 80 shops and 2,500 parking spaces. In 2013, approx. 3 million visitors. Plans are currently underway to extend the centre by an additional 9,000 m² GLA. The centre was sold in 2015 from Promos Srl to Blackstone Real Estate Partners Europe IV. With it the managment changed from Promos to Multi. In August 2025 the centre was sold by Blackstone as part of a package-deal together with Valdichiana Village and Franciacorta Village to Frey S.A. / Cale Street.
Brennero (South Tyrol)	FOC	operating	Outlet Center Brenner	Promos S.r.l.	Designer Outlet Brennero AG / Invesco / Wipptal Bau GmbH / Invesco Real Estate	15.500	14.270	Opened on 30.11.2007. Located in the town-center of Brenner, in immediate proximity to the Austrian border and closeby to the most important motorway crossing the alps. In October 2012 an MPreis-Supermarket was added to the centre. Enlargement in a 3rd building phase opened in autumn 2017. Approx. 1,250 parking spaces. The centre is opened on Sundays throughout the year. Starting with July 2022, Promos S.r.l. took over management from OCB Service GmbH.
Sestu (Sardinia)	FOC	operating	Sardinia Outlet Village	Cogest Retail Ltd	Gruppo Policentro S.r.l. / Cogest Italia S.r.l.	29.700	15.000	Opened in April 2006; approx. 3,000 parking spaces. Part of the "La Corte del Sole" shopping centre with a floorspace of approx. 120,000 m² in total. A hotel and a cinema are integrated in the centre too.
Sant Oreste (close to Rome)	FOC	advanced planning phase	Roma Outlet Village	Arcus Real Estate Srl	Gruppo Percassi / Arcus Real Estate / Orion Capital Managers	33.000	28.000	The centre was formerly promoted under the name "Soratte Outlet Shopping". 2,500 parking spaces. Aquired by Gruppo Percassi the centre is currently under redevelopment and will reopen under Arcus Real Estate management. The centre will be built in 2 phases, with phase 1 comprising approx. 21.000 m² GLA and 90 stores. At the end of 2019, this center was contributed by the Percassi Group (Stilo Immobiliare Finanziaria) to a joint venture formed with Orion Capital Managers (Orion European Real Estate fund V), which comprises approx. 500 mill. Euros. Due to economic troubles the start of construction work was delayed to 2024. Opening is scheduled for October 2026.
Citta Sant' Angelo	FOC	operating	Citta Sant´ Angelo Village	Promos S.r.l.	Citta Sant Angelo Outlet Village Spa	25.500	20.000	OC opened on 24.09.2009; an enlargement was realized in 2013. Another extension is planned in phase 3. Approx. 4,000 parking spaces. In summer 2020 management changed from CBRE to Promos.

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Marcianise (close to Naples)	FOC	operating	La Reggia Designer Outlet	McArthurGlen	Gruppo Fingen / Gianni Carità e Figli S.r.l. / McArthurGlen / Simon Property Group	31.800	27.000	Project was opened in February 2010. Enlargement took place in construction phase II in October 2011. Approx. 157 shops, approx. 2,500 parking spaces. A solar collector which covers 30% of the centre's energy needs is installed on 2,700 m² of the roof surfaces. A extension with 5,000 m² GLA was opened in 2021.
Noventa di Piave (close to Venice)	FOC	operating	Designer Outlet Noventa di Piave	McArthurGlen	McArthurGlen Group / Fingen S.p.A. / Simon Property Group	35.300	25.400	Project opened in September 2008; approx. 3,500 parking spaces. Enlargement by approx. 7,100 m² GLA in construction phase 3 was opened in March 2012. Since January 2012 the centre has the permission for Sunday opening. In November 2015 construction work for phase 4 started, which added another 6,100 m² GLA. Opening of phase 4 was in 2016. In 2021 the centre was extended to 35.300 m².
Leccio Reggello (close to Florence)	OOA	operating	The Mall	Design Management Srl	Kering / Simon Property Group	22.400	16.000	Opened on 04th August 2001 at a site with only poor location factors in a small town approx. 30 km southeast of Florence with just a few line of shops, but still a very exclusive brand line-up. In the meantime the centre was extended with additional buildings of different architecture, so hardly a coherent concept can be discovered, except of the continuing very exclusive brand mix. Shuttle busses, that are running every 20 minutes, are connecting the site with Florence. In 2014 approx. 1.8 m visitors. In Q1/2025 the centre was sold in a package deal together with The Mall San Remo to Simon Property Group.
Roncade (Treviso)	FOC	cancelled	L'Arsenale Contemporary Outlet	Lefim S.p.A.	Gruppo Basso		18.000	Building was completed years ago; however, the opening was delayed again and again. During the construction phase, the project was marketed under the name "Roncade Outlet Gallery". After some time the plan to realize an outlet centre there was given up. The existing building was relaunched as a shopping centre with the themes Art & Design, Fashion, Events and Food and the new name "L'Arsenale Contemporary Shopping".
Melilli (Siracusa)	FOC	closed	Fashion District Melilli Outlet	n.s.	Tecnall S.r.l. / UniCredit	24.000	20.000	1st construction phase opened on 11th November 2010. In a 2nd construction phase, the OC was to be enlarged to approx. 30,000 m². Approx. 2,500 parking spaces. Centre was taken over by Promos in April 2011 (former operator / investor was Fashion District). In November 2012 Promos cancelled its cooperation.Some months later, the centre was closed in 2013.

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Vicovaro (northeast of Rome)	FOC	cancelled	Vicovaro Outlet Roma	n.s.	Parsitalia Real Estate S.r.l.		25.000	Located on the A24 motorway; approx. 2,500 parking spaces. For years there were no news about any progress of the planning, so it can be assumed that this project was cancelled.
Agira (Sicily)	FOC	operating	Sicilia Outlet Village	Arcus Real Estate Srl	Gruppo Percassi / Arcus Real Estate / Orion Capital Managers, Stilo Immobiliare Finanziaria	36.000	25.000	Located at the motorway A19 (Palermo - Catania). Opened on 26.11.2010 with approx. 26,000 m² GLA. An additional 4,000 m² GLA was opened in July 2014 in construction phase II. In phase III another 6,000 m² GLA are planned. Approx.3,000 parking spaces. At the end of 2019, this center was contributed by the Percassi Group (Stilo Immobiliare Finanziaria) to a joint venture formed with Orion Capital Managers (Orion European Real Estate fund V), which comprises approx. 500 mill. Euros.
San Nicola Varco - Eboli (close to Salerno)	FOC	operating	Cilento Outlet Village	Irgenre S.r.l	Irgenre S.r.l. / Banca Intesa / Banco di Napoli e Monte di Paschi di Siena / Promos S.r.l.	24.000	17.000	Located on the A9 Salerno - Reggio Calabria motorway; approx. 3,000 parking spaces. Enlargement to approx. 34,000 m² GLA is planned in construction phase II. The centre is open Sundays all year round. Construction began November 2010. Centre was opened on 15th December 2012.
Settimo Torinese (Piemont)	FOC	operating	Torino Outlet Village	Arcus Real Estate Srl	Gruppo Percassi / Arcus Real Estate / Orion Capital Managers	32.000	25.000	Located north of the city of Turin between the motorway A4 and the national road SS11. Opening took place at 23rd March 2017. Approx. 2,500 parking spaces (covered parking in the basement of the centre). At the end of 2019, this center was contributed by the Percassi Group (Stilo Immobiliare Finanziaria) to a joint venture formed with Orion Capital Managers (Orion European Real Estate fund V), which comprises approx. 500 mill. Euros. An extension of 10.500 m² GLA (Phase II) opened doors on 24th October 2025. In this extension, there are still some vacant shops.
Brugnato (La Spezia)	FOC	operating	Brugnato 5 Terre Outlet Village	Promos S.r.l.	San Mauro SpA	19.000	16.000	Located at the motorway between Genova and Livorno. Approx. 1,000 parking spaces. Opening took place on 10th April 2014. In summer 2015 the centre management moved from Freeport to ROS Retail Outlet Shopping and in January 2024 the management changed again to Promos Srl. Approx. 2,000 parking spaces.
Reggello-Leggio (Firenze)	FOC	closed	Smart Gallery	n.s.	Arcoretail	7.000	6.000	Opened at 19th November 2011 as Fashion Valley, later re-named as Smart Gallery. The centre always had a rather high vacancy rate. It closed doors in October 2015.

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Locate di Triulzi (close to Milan)	FOC	operating	Scalo Milano Outlet & more	VIA Outlets	Locate District S.p.A. / Lonati Group / VIA Outlets	44.000	34.000	Located 15 minutes south of Milan city centre. Approx. 130 stores and approx. 4.000 parking spaces. Building permit was issued at 10th March 2014. Opening took place on 27th October 2016. In 2023 approx. 3.8 mil. visitors. In phase II the centre was extended by approx. 9,000 m² GLA.. In 2026 VIA Outlets acquired the centre from Locate Districe S.p.A.
San Pellegrino (north of Bergamo)	FOC	early planning phase	San Pellegrino Outlet	Arcus Real Estate Srl	Gruppo Percassi / Arcus Real Estate	13.000	10.000	Located at the Dalmine exit on the A4 motorway (Turin - Venice). Approx. 1,500 parking spaces. The centre will have Sunday opening throughout the year. Since quite some time, no progress in development of the site can be observed.
Occhiobello (Venetia)	FOC	closed	DeltaPo Family Destination Outlet	Occhiobello Outlet srl	K-Board e Costruzioni Generali Italiane / GEM Retail	17.745	15.000	Construction work for the "Occiobello Outlet Village" started in March 2011. But due to the economomical crisis there was a lack of demand for outlet space. Opening was delayed again and again. In 2016 the concept was revised and the project renamed to "DeltaPo Family Destination Outlet". The concept was changed to "retailtainment" and the outlet stores would be completed by - among others - a museum, wellness, hotel, fitness, cinema and educational facilities. Opening took place on 12th April 2017. In the following years the centre was struggling and a lot of outlet stores were vacant. In August 2020 insolvency proceedings startet and the cente was closed. Now there are plans to use the buildings as a multi-service-center (i.e. nursing home for the elderly, medical care and other services).
San Remo (Liguria)	FOC	operating	The Mall San Remo	Design Management Srl	Kering / Simon Property Group	6.000	5.000	In the valley of the Armea, some 50 km east of the Cote d'Azur and closeby to the city of San Remo, the operator of "The Mall" in Leccio Reggello (FI) realized another outlet centre. Opening took place on 15th June 2019. This centre is opened on sundays throughout the year. 500 parking spaces. In Q1/2025 the centre was sold in a package deal together with The Mall Leccio Reggello to Simon Property Group.
Siamaggiore (Sardinia)	FOC	advanced planning phase	Designer Outlet Sardegna	ROS Retail Outlet Shopping	SOESI Srl	11.000	9.000	Location in the middle West area of Sardinia, close to the City of Oristano, along the main highway SS 131 “Carlo Felice”. Opening of phase 1 was scheduled for spring 2023, but according to available information construction work hasn't even started yet. In a second phase the centre will be extended to approx. 16,000 m² GLA.

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Serravalle (San Marino)	FOC	closed	One Gallery Outlet	n.s.	San Marino Factory Outlet Srl	8.000	5.000	According to available information, the "San Marino Factory Outlet" centre closed doors in April 2015. In March 2016 the centre was reopened as "One Gallery Outlet". 2 sales-levels and 700 parking spaces. A Trony electronics mega-store was added to the centre. In April 2017 insolvency proceedings were implemented. According to available information, the centre is closed for good.
Falciano (San Marino)	FOC	operating	San Marino Outlet Experience	Promos S.r.l.	Borletti Group / DeA Capital Group / IDEA CCR II Fund / Aedes Siiq / VLG Capital / The Market PropCo	17.000	14.000	The project is situated in a commercial area in the north of San Marino, closeby to the SS72 (San Marino - Rimini). Opening of phase 1 took place on 24th June 2021. In May 2025 management changed from The Market Opco S.r.l. to Promos S.r.l. In a 2nd construction phase a further 8,000 m² GLA will be added to the centre. Approx. 1,700 parking spaces.
Latvia								
Riga	FOC	uncertain	Olimpia	Provendi Asset Management AIFP	BPT / Rohleder Lumby Retail / SJ International / Holder Mathias Architects / INDEXO Real Estate	8.000	7.000	Redevelopment of the shopping centre "Olimpia". Centre includes a grocery store, a fitness center and a food court. The concept of the centre is more a shopping centre with a few outlet stores (Nike, Adidas) and not an outlet centre. The centre was purchased by the INDEXO Real Estate Fund in early 2025.
Babite (close to Riga)	FOC	operating	VIA JURMALA Outlet Village	OutletiCo SIA	OuletiCo SIA / TORG The Outlet Resource Group	13.500	10.000	The site is located closeby to the A10 highway connecting Riga and Jurmala, approx. 15 minutes car-drive in the west of Riga International airport. Opening of phase 1 with approx. 13,500 m² GLA took place on 14th August 2020. In a 2nd construction phase the centre will be extended to approx. 21,000 m² GLA. Approx. 750 parking places.
Lithuania								
Vilnius	FOC	operating	Vilnius Outlet	Ogmios	Mitnija UAB	35.000	28.000	Located at the Pilaite avenue, next to the Vilnius western bypass. The centre consist of approx. 130 stores. Apart from outlet stores there is a remarkable number of off-price retailers. In addition to the fashion offer, there is a hypermarket, restaurants, six-screen-cinema and a sports club. Alltogether the centre has approx. 62,000 m² GLA. So this is a hybrid-form of an outlet and a shopping centre. Approx. 1,300 parking spaces. Opening took place on 22nd October 2021.

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Vilnius	FOC	operating	Parkas Outlet Centre	Ogmios	Ogmios	16.500	12.700	Located in north of Vilnius. Opening 2008. Mixture between outlet and off-price centre. 79 outlet shops. Approx. 350 ground-level parking spaces
Luxembourg								
Echternach (Canton Echternach)	OOA	uncertain	City Outlet Center Echternach	n.s.		7.000	5.500	In the historical city center of Echternach, there is an increasing number of vacancies. Following the example of Bad Münstereifel, in 2017 the local town council decided to establish a city outlet center. A feasibility study showed that such a concept is sutainable not only because of the good touristic positioning of Echternach but also that there is the possibility for Sunday opening throughout the year. According to available information the project didn't make any progress for years. The announced opening dates were repeatedly postponed. Then there were reports that the first lease agreements had already been signed, though this was never subsequently confirmed. As recent press reports from April 2026 now reveal, the city has already invested €3 million in the project, of which a single consultant has pocketed €1.6 million. This consultant has since left the project. Now, the first pop-up shops are set to open, with their rents subsidised by the city for a specific period. It appears that the project can no longer be implemented and that only one person has benefited: the consultant.
Netherlands								
Roermond	FOC	operating	Designer Outlet Roermond	McArthurGlen	McArthurGlen Group / EOMF / Richardsons Captial LLP / Simon Property Group	46.700	39.000	Opened in November 2001. The OC is open on Sundays all year round. In April 2017 the latest extension opened in construction phase 4 with an additional 11.500 m² GLA. The centre provides approx. 6.660 parking spaces and employs approx. 3.200 people. At present, an average of approx. 55 % of all visitors come from Germany. In 2025 plans were anounced that the centre will be extended by an additional 5,000 m² (3,500 m² retail & 1,500 m² gastronomy). This extension will be realized until 2035.
Haarlemmerliede (near Amsterdam)	FOC	operating	Amsterdam The Style Outlets	Neinver	Neptune (Neinver / Nuveen Real Estate)	18.000	15.000	Part of the "Sugar City" multi-use comlex (supermarket, hotel, entertainment, offices). The zoning plan was adopted by the municipality in December 2009. The centre opened on 26th November 2020 with 75 % occupancy. Approx. 2,200 parking bays.

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Lelystad	FOC	operating	Batavia Stad Fashion Outlet	VIA Outlets	Stable International / Stable Beheer B.V. / APG Pension Fund	31.000	26.000	Opened in 2001. Extended in 2009. The third extension with 45 new units and 5,500 m² GLA opened in May 2017. Currently another extension with approx. 7,000 m² GLA is in the planning phase.
Roosendaal	FOC	operating	Designer Outlet Rosada	McArthurGlen	Stable International Development B.V. / McMahon Development Group / Simon Property Group	22.880	19.000	Project opened by MDG in November 2006 and then sold to CBRE's fund DRET Masterfund CV; in December 2012 it was sold to Resolution Property. According to the available information, the outlet centre for some years did not show satisfactory business results. As of January 2010, the investor initiated a change of operator from McMahon Development to Stable International. Extension in building phase II opened in May 2016 with an additional 8,000 m² GLA. The centre was sold in 2017 from Resolution Property to McArthurGlen Group.
Zoetemeer	FOC	cancelled	Holland Outlet Mall	n.s.	Provast	31.000	25.000	In March 2016, the local council decided to do an impact study for a possible outlet centre. After the retreat of the developer the city council decided to stop the planning procedure and to cancel the project in September 2017.
Zevenaar (Province Gelderland)	FOC	advanced planning phase	Zevenaar Fashion Outlet	Stable International	Ontwikkelingscombinatie FOZ B.V. / Veluwezoom Verkerk / Konder Wessels Projecten / Haslinger Retail Real Estate Consulting	19.400	16.000	In immediate proximity to the German border an Outlet Centre is planned as part of a shopping centre (including a wellness and a leisure centre). The location is situated at the motorway exit Zevenaar-East of the motorway A 12 (resp. A 3 in Germany). The town council issued a building permit in March 2015, but the province adminstration is still trying to stop the project on the basis of ecological aspects. In April 2015 the province objected the plans of the city of Zevenaar. In May 2016 the state council ("Raad van State") overruled the decision of the province. A motorway-access will have to be constructed, before the site will start operation. In April 2017 the city of Zevenaar finally gave green lights for the project. The building permit was issued on 18th April 2019. Opening was scheduled for 2022, but had to be delayed again and again. According to available information, there was a problem with the connection of the site to the road system. This problem seems to be solved by now. In a first step a Plus-supermarket opened on the site. Construction work for the Outlet Centre is supposed to start towards the end of 2026. Opening is expected for 2028. The project will have the possibility to open sundays throughout the year. On the site 2,200 parking spaces are planned.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Winschoten (Province Groningen)	FOC	cancelled	Fort Lucas Outlet Groningen	n.s.	Vastgoud	20.000	17.500	Redevelopment of the former Lucas Hospital, whereas at the ground floor 70 - 100 outlet stores and above flats and a residential care home for the elderly was planned. In April 2016 the city council decided not to go ahead with the planning process due to the fact, that high investments in the infrastructur would have been necessary.
Assen (Province Drenthe)	FOC	cancelled	OutleTT Assen	n.s.	FOC Assen BV / Revascom / Raymond Coronel	15.000	13.000	Competing project to the Fort Lucas Outlet Groningen (see above). In January 2015 the investor signed a LOI with the city of Assen to develop an outlet centre at a site closeby to the motorway crossing A28 / N33 in the south of the city. The province Drenthe and the city of Assen ordered an impact study. The town council of Assen approved the project. The first building phase was to consist of approx. 15.000 m² GLA. On 19th October 2017 the town council approved the building permit. In March 2018 the province government decided not to a approve an outlet centre in Assen.
Hulst (Province Zeeland)	OOA	cancelled	City Outlet Hulst	ROS Retail Outlet Shopping	Lafoma B.V.	13.000	10.500	In the city centre of Hulst, there are a lot of vacent shops. Following the example of Bad Münstereifel, there were plans to set up a city outlet centre. The project was phased: in phase I approx. 13,000 m² GLA were planned, in phase II another 4,000 m² were supposed to be added. But in the meantime the project was cancelled again.
Norway								
Vestby	FOC	operating	Oslo Fashion Outlet	VIA Outlets	Norwegian Outlets / VIA Outlets	16.000	13.000	Project was opened in June 2010. In 2017 the centre was sold by Glastad Holding and Furtus AS to VIA Outlets. In November 2022 a new car park with an additional 1,000 parking spaces was opened.
Ålgård	FOC	operating	Norwegian Outlet Rogaland	Norwegian Outlet	Glastad Farsund AS / Fortus AS	10.000	8.500	Opened at the 6th April 2016. Extension of about 4 new stores (approx. 1.000 m² GLA) is to be delivered soon.
Poland								
Sosnowiec (Silesia)	FOC	operating	Designer Outlet Sosnowiec	ROS Retail Outlet Shopping	DWS Group / Fashion House Group	22.110	19.000	Opened in 2004; approx. 1,800 parking spaces; 2nd construction phase was opened in September 2008. In 2017 the centre was sold as part of a portfolio-transaction from Polonia Property Fund II (Peakside Capital) to DWS Group. At the same time the management moved from Fashion House Management to ROS Retail Outlet Shopping.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Warszawa	FOC	operating	Factory Warszawa Ursus	Neinver	IRUS Property Fund / Neinver	19.590	19.000	Located in immediate proximity to the Ursus tractor plant in the Warzaw district of Ursus. Opened in December 2002. First extension in 2006, second extension in 2015. Approx. 900 parking spaces
Gdansk (district of Szadólki)	FOC	operating	Designer Outlet Gdansk	ROS Retail Outlet Shopping	DWS Group / Fashion House Group	17.400	15.000	Opened in 2005. Approx. 1,000 parking spaces. The second phase was opened in 2009. The centre is adjacent to a retail park. In 2017 the centre was sold as part of a portfolio-transaction from Polonia Property Fund II (Peakside Capital) to DWS Group. In June 2017 the management changed from Fashion House Management to ROS Retail Outlet Shopping. Currently an expansion of the centre is planned by an additional 2,000 m² GLA, to be delivered by the end of 2024.
Piaseczno (south of Warszawa)	FOC	operating	Designer Outlet Warszawa	ROS Retail Outlet Shopping	DWS Group / Fashion House Group	22.900	20.000	Opened in 2005. Up to now, 4 construction phases have been completed. In 2017 the centre was sold as part of a portfolio-transaction from Polonia Property Fund II (Peakside Capital) to DWS Group. In June 2017 the management changed from Fashion House Management to ROS Retail Outlet Shopping. In November 2020 the new centre extension, phase 4, by additional 5,500 m² GLA and a multi-storey car park with additional 400 parkings was completed. Due to the Corona-pandemic opening of this phase 4 took place on 18th May 2021. Approx. 1,400 parking spaces.
Wroclaw	FOC	operating	Wroclaw Fashion Outlet	VIA Outlets	Neinver / APG Pension Fund	13.700	11.500	Opened in October 2006; approx. 1,200 parking spaces. The centre is part of the retail park "Futura Park" (with Carrefour, Castorama, Media Expert), a retail park that was developed by Neinver in 2008. The centre was sold in 2016 as a part of a package deal from IRUS European Retail Property Fund to VIA Outlets. With it the management changed from Neinver to VIA Outlets.
Lubon (south of Poznan)	FOC	operating	Factory Poznan	Neinver	Neinver / Nuveen Real Estate	14.720	12.500	Construction phase I was opened in September 2007, and phase II in September 2008; approx. 800 parking spaces
Modlniczka (close to Kraków)	FOC	operating	Factory Kraków	Neinver	Neinver / Nuveen Real Estate	21.240	18.000	Located on the A4 motorway. Location shared with the "Futura Park" retail park with a total of approx. 40,250 m² GLA. 100 shops and approx. 1,400 parking spaces. Opened in October 2011. Refurbisment works started in spring 2017. In 2015 Neinver sold a share of 50 % to TH Real Estate / TIAA-CREF.

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Warszawa	FOC	operating	Factory Warszawa Annopol	Neinver	Neinver / Nuveen Real Estate	19.700	16.000	Approx. 100 shops and approx. 900 parking spaces. Construction work startet in February 2012, opening took place at 13th March 2013. In 2015 Neinver sold a share of 50 % to TH Real Estate / TIAA-CREF.
Szczecin	FOC	operating	Outlet Park Szczecin	Echo Investment	Echo Polska Properties (EPP)	24.000	19.000	It was originally planned to build an Astra shopping centre at the location. The outlet centre was opened at 07th November 2012. Approx. 120 stores. 1,200 parking spaces. The outlet centres incorporates a seven-screen cinema, a Piotr & Pawel supermarket, a Smyk Mega Store, a Media Expert store, a fitness club and a medical centre. So this is a hybrid form of a shopping centre and an outlet centre. Approx. 2.9 m visitors in 2015.
Rzgów (close to Lodz)	FOC	operating	Ptak Outlet	Ptak S.A.	Ptak Holding / Savills	33.000	27.000	Opened in October 2012. Location close to th A1 and A2 highways inbetween an agglomeration of large scale retail businesses with alltogether approx. 120,000 m² GLA. The outlet center is build as a mall type with approx. 1,000 parking spaces.
Bialystok	FOC	closed	Outlet Białystok	Outlet Center Retail Management SA	ADV POR Property Investment SA / Blue Ocean Investment Group (BOIG) / CBRE / Newgate Investment	13.200	12.000	Location in immediate proximity to a Castorama DIY-store. Approx. 700 parking spaces, therof approx. 300 in an underground garage. Opened at 12th December 2014. Centre closed in 2023 and was redeveloped to a retail park ("Wysockiego Park Handlowy").
Lublin	FOC	operating	Outlet Lublin	CBRE Management	ADV POR Property Investment SA / Outlet Center Retail Management SA s.k.a.	12.100	10.000	Building permit was issued in June 2013. 800 parking places. Opening took place in the 4th quarter of 2014.
Bydgoszcz	FOC	cancelled	Metropolitan Outlet Bydgoszcz	n.s.	Metropolitan Investment SA / Blue Ocean Investment Group (BOIG) / Neinver (Leasing)	17.000	14.000	Relaunch of an existing shopping centre (with a Carrefour Hypermarket with 5,000 m² GLA) as an outlet centre. The Carrefour Hypermarket will remain at the site. Construction work started in Q2 2018. According to available information, the directors of Metropolitan Investment SA were arrested in August 2020 for financial offences. The outlet project was never realized, instead a retail park (Comfy Park Bydgoszcz) opened in May 2026 on the site.

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Kraków	FOC	cancelled	Fashion Outlet Kraków	ROS Retail Outlet Shopping	Peakside Capital / KG Group SA / Cushman & Wakefield	20.000	15.000	Relaunch of the ill-performing Galeria Plaza Shopping Center in the Krakow city district of Dabie, located at the Aleja Pokoju. The centre's leasable area amounts to almost 31,000 m² with Cinema City IMAX, Pink Bowling & Club, Fitness Platinium and a Supermarket.The outlet conversion project was abandoned by Peakside Capital and ROS Retail Outlet Shopping in favour of a cooperation for the Designer Outlet Kraków. In February 2022 the Galeria Plaza was sold to STRABAG Real Estate, who intend to demolish the buildings and to create flats, offices etc. at the site.
Gliwice	FOC	operating	Factory Gliwice	Neinver	6B47 / The Blue Ocean Investment Group / Neptune (JV between Neinver and Nuveen)	12.000	10.000	Located closeby to the A4 motorway (junction Gliwice-Rybnik) and in immediate vicinity to an Auchan hypermarket and a Leroy Merlin DIY-store. The centre will be developed in 2 stages: 1st construction phase with 12,000 m² GLA and a 2nd construction phase with an additional 8,000 m² GLA. In July 2017 the project received its final building permit. Construction work started in March 2018, opening of phase 1 took place on 27th April 2019. In January 2019 it was announced, that Neinver will be resposible for management, marketing and leasing. Soon after Neinver and Nuveen Real Estate acquired the centre centre, under their joint venture Neptune. In April 2020 the centre was renamed from "Silesia Outlet" to "Factory Gliwice".
Lomna (near Warszawa)	FOC	uncertain	Forest Park Outlet	n.s.	MMG Master Management Group	19.000	15.000	Located in the north-west of Warszawa close to the S7 motorway. This centre is supposed to be the first village type outlet centre in Poland. Approx. 1,000 parking spaces. In a 2nd building phase the centre will be extended up to approx. 30,000 m² GLA. Construction work was supposed to start in 2018, but - according to available information - nothing happened so far.
Rzeszów (east of Kraków)	FOC	operating	Outlet Graffica Rzeszów	Star Europa Holding	Star Europa Holding	19.500	14.000	2 storey mall centre, which opened doors in 2001. Relaunch of the former shopping centre Galeria Graffica as an outlet centre. Opening of the outlet centre took place at 04th March 2017. Approx. 550 parking spaces. Still, the centre seem to be more of a hybrid form between a shopping centre and an outlet centre.

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Kraków	FOC	operating	Designer Outlet Kraków	ROS Retail Outlet Shopping	KG Group Sp. Z.o.o.	12.000	10.000	Located in the southeast of Kraków at the Nowohucka road (DW 776) between the city districts Czyżyny and Podgórze next to Kraków Expo. The outlet centre is part of a mixed-used shopping complex, with supermarkets and power-stores closeby. In phase 1 approx. 12,000 m² GLA are planned. In phase 2 the centre will be extended to 20,000 m² GLA. Planning application was approved by the city council of Kraków in June 2018. Approx. 2,200 parking spaces. Construction work started in October 2023. Opening took place on 22nd May 2025.
Portugal								
Carregado (close to Lisbon)	FOC	operating	Campera Outlet Shopping	Névoa S.A.	Mercasa / Névoa S.A.	22.720	10.000	Approx. 1,700 parking spaces. Opened in 2000. Approx. 50 shops. The 2-storey centre seems to have a lot of vacant stores above all at the upper sales level.
Alcochete (close to Lisbon)	FOC	operating	Freeport Lisboa Fashion Outlet	VIA Outlets	Freeport / APG Pension Fund	35.780	26.550	Approx. 2,475 parking spaces. In 2014 the centre was sold as a part of a package deal from Carlyle Group to VIA Group. With it the management changed from Freeport to VIA Outlets. Currently a major remodelling project is underway.
Movidas (Vila do Conde)	FOC	operating	Vila do Conde Fashion Outlet	VIA Outlets	Neinver / VIA Group	31.000	26.000	Opened in November 2004; approx.4,200 parking spaces. Enlargement by approx. 6,500 m² GLA for outlet stores, as well as an additional 1,400 parking spaces is planned in construction phase II. Construction work for this started in August 2024 and opened in November 2025.
Odivelas (close to Lisbon)	FOC	operating	Strada Outlet	Mundicenter	Mundicenter	42.450	24.450	Opened in March 2003 as a tradtional shopping centre. Relaunch in December 2012 as an outlet mall, but the concept is more of a hybrid-format including a hypermarket (Pingo Doce with approx. 10,000 m²), fitness centre, 5 lane-cinema and various traditional retailers. Approx. 2,400 parking spaces.
Loulé	FOC	operating	Designer Outlet Algarve	ROS Retail Outlet Shopping	INGKA Centres Portugal / MOHAG Mutschler Outlet Holding AG	13.000	10.000	Located approx. 5 km away from Faro airport, at the motorway A22 and the national road EN125 in the south of Loulé. The centre is part of a big retail development together with an IKEA store, a 2-storey shopping centre and a leisure park with alltogether approx. 85,000 m². Approx. 3.700 parking spaces. Opening of phase I with 13,000 m² GLA took place on 23rd November 2017. An extension with an additional 4,000 m² GLA is planned to be delivered by summer 2025.

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Faro	FOC	cancelled	Algarve The Style Outlets	Neinver		23.000	18.000	Located approx. 12 km away from Faro. Approx. 1,600 parking spaces. Due to the market conditions Neinver cancelled this project in spring 2015.
Romania								
Bucharest	FOC	operating	Fashion House Outlet Centre Militari	Fashion House Management	The Outlet Company / Liebrecht & Wood / Fashion House Group	15.500	13.000	Opened in November 2008. Location on the Bucharest ring motorway (running towards Pitesti) is within the "West Park" retail park (includes Hornbach. Kaufland & Lidl). Approx. 2,150 parking spaces.
Cernica (east of Bucharest)	FOC	operating	Fashion House Outlet Village Pallady	Fashion House Management	The Outlet Company / Liebrecht & Wood / Fashion House Group	13.670	11.500	Location on the east side of Bucharest, closeby to the A2 motorway. First, the centre was named Fashion House Outlet Centre Bukarest East (approx. 23.500 m² GLA and 1,440 parking spaces) and opening was planned for 2012, then after some years with no progress it was renamed to Fashion House Outlet Village Pallady and the size of the project was reduced significantly. For some years nothing happened. In March 2020 the developer announced to start with the construction work. The centre is part of the Cernica Retail and Leisure Park with altogether approx. 75,000 m² GLA. Opening was on 27th May 2021. Approx. 320 parking places. After one year of trading, plans were announced to extend the centre by another 5.670 m² GLA. Construction work startet in September 2023. Opening of phase II was on 25th June 2024.
Russia								
(please note: due to the war in Ukraine and the pullback of many brands from the Russian market, the future development and concept of the Russian outlet centres is unclear)								
Moscow	FOC	operating	Fashion House Outlet Centre Moscow	Fashion House Management	Fashion House Group / GVA Sawyer	28.540	24.000	Location directly next to Sheremetyevo International Airport, on the connecting road between Moscow and St. Petersburg. In total approx. 1,820 parking spaces. Construction began in April 2011. Opening took place at 27th June 2013. In October 2015 the 2nd building phase startet to add another 4,500 m² GLA . The 2nd phase was opened at 4th November 2016. Further extension in phase 3 is announced. Business is running as usual, although the brand mix has changed following the withdrawal of a number of Western chains. International labels, as well as many Russian and Turkish brands, are still represented.

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Moscow	FOC	closed	Brandcity Outlet Center	000 Way MKAD	000 Way MKAD	30.000	26.000	Location at the periphery of Moscow. Opened in early 2012. Approx. 2,500 parking spaces. Redevelopment of the former Weimart Shopping Centre. The centre was a hybrid form of an outlet centre and a shopping centre and included e.g. a Matrix-supermarket and a Troy Cash+Carry market. According to available information, the centre closed 2023.
Kotelniki (Oblast Moskau)	FOC	operating	Outlet Village Belaya Dacha	Kama Capital	Belaya Dacha OJSC / Hines International Real Estate Fund	34.050	30.050	Kotelniki is located approx. 22 km south-east of Moscow. First building phase of the centre opend on 18th August 2012. Approx. 2,700 parking spaces. Phase II opened in 2014. Following the geopolitical developments, the US developer and operator Hines has sold or disposed of all its remaining Russian assets and wound up its Russian development company. Due to the withdrawal of many Western brands, numerous European luxury and fashion chains have withdrawn from Russia or renamed their stores. The property was sold to local investors as part of one of the largest property transactions of 2025 in Russia.
St. Petersburg	FOC	operating	Fashion House Outlet Centre St. Petersburg	OOO "PMD"	Fashion House Group	15.000	12.000	Location to the south-west of St. Petersburg. Approx. 1,050 parking spaces. The centre will be developed in 3 building-phases with a total of approx. 20,330 m² GLA. Opening of phase 1 took place on 04th November 2019. Today the centre is characterised by high vacancy rates, a limited range of brands and the withdrawal of numerous Western brands. Instead of the originally exclusive outlets, an increasing number of Russian retailers, local fashion brands and clearance retailers have moved into the centre
St. Petersburg	FOC	operating	Pulkovo Outlet Village	Kama Capital	Belaya Dacha / Hines International Real Estate Fund / Espro Group / UFG Asset Mamagement	27.300	20.000	Location at the Pulkovskoe highway, a main road leading to the airport. Opened in October 2015. Construction phase III with approx. 5.080 m² GLA opened doors in December 2020. In 2020 approx. 1,7 mill. visitors. Following the geopolitical developments, the US developer and operator Hines has sold or disposed of all its remaining Russian assets and wound up its Russian development company. Many well-known brands such as Boss, Lacoste, Adidas and Nike, which originally formed the core of the retail offer, have been rebranded or replaced by local fashion chains (e.g. Amazing Red). However, many of the original brands are still available through grey market imports.

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Moscow-Vnukovo	FOC	operating	Vnukovo Village Outlet	Diona, LLC	Colliers International / Dmitry Kulkov / Rossiyskiy Kredit Bank / Diona LLC	27.000	21.000	Location near the new Vnukovo Moscow Airport in the south-western part of the city. Opening took place at 30th May 2013. Approx. 2,600 parking spaces.
Yekaterinburg	FOC	operating	brands' stories Outlet Center Ekaterinburg	Forum Group	Forum Group / Magazin Magazinov	17.000	14.000	Located at the intersection of the major highways of Yekaterinburg, near the new residential area Solnechny. The centre will be built in 2 phases: 1st phase 17,000 m² GLA; 2nd phase 7,000 m² GLA. Approx. 900 parking spaces. Opening of 1st phase took place on 18th December 2018.
Moscow	FOC	cancelled	Outlet Village Kievsky	n.s.	Hines / Espro-Group / Aton Capital	33.000	29.730	Situated in the immediate proximity of the Kievsky Highway and the Vnukovo Airport. The outlet was supposed to be part of a huge shopping and leisure area (hybrid concept). Almost at the same time, the Vnukovo Outlet Village was built closeby, which has established itself extremely successfully in the market. A second, directly adjacent large-scale outlet was not economically viable. Following the geopolitical developments, the US developer and operator Hines has sold or disposed of all its remaining Russian assets and wound up its Russian development company
Moscow (Novaya Riga)	FOC	operating	Arkhangelskoe Outlet	n.s.	Hines / Igor Rubiner	14.500	12.000	Located in the west of Moscow closeby to the M9 motorway (Novorizhskoye Shosse). In the surrounding there are other large-scale retail businesses. Opening took place on 18th June 2020. This centre is located closer to Moscow than its main competitor, the Novaya Riga Outlet Village. Following the geopolitical developments, the US developer and operator Hines has sold or disposed of all its remaining Russian assets and wound up its Russian development company. The brand portfolio has been adapted to the Russian market.
Moscow (Istra)	FOC	operating	Novaya Riga Outlet Village	OOO „EVROPA“	Dmitry Kulkov / Vladimir Razumnov	25.280	20.000	Located in the west of Moscow closeby to the M9 motorway (Novoriszhskoye Shosse). Approx. 2,650 parking spaces. Opened in October 2019. This centre is located approx. 15 km west of the Outlet Moscow and hence some more distant from the densly populated areas of Moscow. Despite changes to the supply chain (including the withdrawal of Western brands), it has adapted well thanks to new collections and outlet stock, and is proving to be still very popular.

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Moscow (Mytishchi)	FOC	operating	XL Family Outlet	Maxima		54.000	20.000	Conversion of the XL-3 shopping centre on Yaroslavskoye Shosse, which had been in operation since 2005 and had fallen into crisis due to the development of competition. In March 2019 relaunch as an outlet centre with a very high proportion of leisure uses (including a very large water park, cinema centre, bowling alley). Mall centre with 4 sales levels. According ot available information the centre has economical troubles, a high vacany rate and and was even due to be auctioned off some time ago.
Serbia								
Indija (close to Belgrade)	FOC	operating	Big Fashion Outlet	Big CEE	Black Oak Developments / Colliers International	15.000	13.000	Approx. 1,200 parking spaces. Location on the E75 motorway between Belgrade and Novi Sad. Construction began in autumn 2010. The centre was opened in April 2012. An enlargement to a total of 30,000 m² SA is planned in a 2nd construction phase.
Slovakia								
Voderady pri Trnave	FOC	closed	One Fashion Outlet	Freeport Retail	Realiz, Rioja Developments Ltd.	15.700	14.000	Located immediately next to the Samsung branch at the intersection of the D1 and R1 motorways, approx. 30 minutes' drive north-east of Bratislava. Approx. 1,300 parking spaces. Construction work started in November 2012. Opening took place at 30th October 2013. In additional phases it was planned to enlarge the centre up to 36.500 m² GLA. In December 2015 a petition in bankruptcy was filed against this centre, due to apparently unpaid bills, but in March 2016 the court rejected this petition. In early 2017 the centre was given a second chance by the committee of creditors, but the centre failed to find a new investor. In July 2018 the District Court Bratislava started bankruptcy proceedings. The centre still carried on operations for the following time. The centre was for sale but no investor took over the object. The bankruptcy trustee together with the biggest creditor, the VÚB bank, decided to close down the premises on 31st October 2018.

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Senec	FOC	closed	D1 Outlet City	Stable International	IPEC / Jiangsu Weitian Chemical Group	10.600	9.000	Construction began in November 2010. Opening was planned for autumn 2011 but was delayed, first, to March 2013, then to atumn 2013. Enlargement to approx. 19,600 m² GLA was planned in later phases. In 2015 press reports indicated, that this project is supposed to be turned into a traditional retail-park with focus on italian goods, but this failed too. In April 2016 it was reported that Chinese investors were introduced, the centre now will be used as an office building and the name will change to "D1 Expo Business Centre".
Slovenia								
Sentilj (at the border to Austria)	FOC	advanced planning phase	Fashion Outlet Slovenia	Outlet Evolution Services & FOC Retail Service	HG Invest d.o.o.	10.000	9.000	Location immediately at the border to Austria, Location directly on the border with Austria on the site of the former customs clearance with direct access to the motorway. In phase 1, approx. 11,500 m² GLA are planned, in phase 2 the centre is to be expanded to approx. 20,000 m² GLA. Approx. 1,500 parking spaces. Building permit has already been granted. Currently the investor intends to sell this project.
Spain								
Madrid	FOC	operating	Getafe The Style Outlets	Neinver	Neinver / Nuveen Real Estate	21.300	18.000	Opened in November 1999. Approx. 4,500 parking spaces. Located at the intersection of the A4, M45 and M50. The centre is part of the NASSICA Retail and Leisure Park. An extension of approx. 5,000 m² GLA was completed in June 2020.
La Roca (Barcelona)	FOC	operating	La Roca Village	Value Retail	Value Retail / Silver Bidco (L Catterton) Ltd	25.730	21.000	In 2014 the centre was extended by another 5,800 m² GLA. At the same time it received permission for Sunday trading. An additional extension with approx. 2,600 m² GLA was delivered in winter 2020.
Las Rozas (close to Madrid)	FOC	operating	Las Rozas The Style Outlets	Neinver	Neinver / Nuveen Real Estate	9.600	8.500	Opened in December 1996 as the first outlet centre in Spain and first of Neinver. Located at the intersection of the A6 and the M503 ring road. Approx. 345 parking spaces.
Marratxi (Mallorca)	FOC	operating	Mallorca Fashion Outlet	VIA Outlets	Värde Partners / VIA Group / Es Mirral Development	32.000	18.000	Opened 2002. Located on the motorway from Palma to Inca. Approx. 2,600 parking spaces. Part of the centre is a 8,000 m² cinema. The centre was sold in 2016 from Värde Partners to VIA Outlets. In 2017 the centre was rebranded from "Festival Park" to "Mallorca Fashion Outlet". Approx. 2,700 parking spaces. According to press reports, there are plans to extend the site by an additional 9,000 m² GLA by converting a cart race-track.

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Las Rozas (close to Madrid)	FOC	operating	Las Rozas Village	Value Retail	Value Retail / Silver Bidco (L Catterton) Ltd	16.500	13.500	Approx. 1,700 parking spaces. Approx. 4.4 m visitors in 2016. In July 2024 Silver Bidco (L Catterton) aquired the 38% Hammerson shares.
Aldaia (close to Valencia)	FOC	operating	Factory Bonaire	Riofisa	Riofisa	24.135	15.040	Approx. 4,500 parking spaces. Factory Bonaire is part of the commercial area "Bonaire" with altogether more than 200 shops and a total floorspace of approx. 135,000 m² GLA.
Sevilla	FOC	operating	Sevilla Factory	LAP Retail	Green Oak	20.000	16.000	Approx. 1,200 parking spaces.
San José de la Rinconada (close to Sevilla)	FOC	operating	Sevilla Fashion Outlet	VIA Outlets	Neinver / APG Pension Fund	19.600	17.500	Opened in March 2001. Extension by approx. 1.200 m² in 2012. Approx. 1,500 parking spaces. Location close to Sevilla airport. The centre was sold in December 2016 as a part of a package deal from IRUS European Retail Property Fund to VIA Group. With it the management changed from Neinver to VIA Outlets. Approx. 1,500 parking spaces. Extension of the site with approx. 4,000 m² GLA opened in October 2023.
Los Barrios (Cadiz)	FOC	closed	Factory Guadacorte	Cadiz Guadacorte		13.000	8.800	After years of trading, the centre closed. Now a relaunch as a retail park is planned with an investment of about 6 Mill. €. In July 2017 the town council approved the plans.
San Vicente de Raspeig (close to Alicante)	FOC	operating	The Outlet Stores Alicante	VIA Outlets	ING Real Estate / Savills / UBS / VIA Outlets	36.000	10.500	The centre is part of the commercial area "Centro San Vicente" with additional retail (e.g. Carrefour hypermarket) and leisure facilities (e.g. cinema, bowling). In 2026 the centre was sold by UBS Asset Management to VIA Outlets. With it management changed from Savills to VIA Outlets.
Barakaldo (close to Bilbao)	FOC	operating	Fashion Outlet Barakaldo	Neinver	Lar Espana Real Estate Socimi	19.395	17.500	Opened in June 2007. Located in a part of the "MegaPark" shopping and leisure centre with a total area of 128,000 m² . In February 2016 Neinver took over management from CBRE.
Alcorcón	FOC	closed	Alcor Plaza Factory Outlet	Twin Fall			9.200	Centre closed!
San Sebastian de los Reyes (north of Madrid)	FOC	operating	San Sebastian de los Reyes The Style Outlets	Neinver	Neinver / Nuveen Real Estate	23.800	20.000	Opened in September 2006. Approx. 4,500 parking spaces. The centre is part of the large ALEGRA shopping and leisure complex (feat. Decathlon with 10,600 m²). The centre is linked by tube and busses to Madrid. Located at the intersection of A1, M50 and R2. Curently construction work is on the way to add another 2,000 m² GLA.
Malaga	FOC	operating	Malaga Factory	Detea	Immobiliaria Iberdrola	10.700	8.000	Part of the "Parque Comercial Malaga Nostrum" shopping & leisure park.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Tui (Galizien)	FOC	uncertain	OutleTUI Fashion Center	DG Center Atlantico		23.000	19.000	According to available information, the centre has a lot of vacancies. The website isn't available anymore. The centre is propable closed down.
Concello de Culleredo (close to Coruna)	FOC	operating	Coruna The Style Outlets	Neinver	Neinver	12.900	10.000	Located close to Coruna airport. Approx. 58 shops and 1.100 parking spaces; opened on 04.05.2011
La Jonquera (Katalonia)	FOC	operating	Gran Jonquera Outlet & Shopping	Ainalita	Grupo Escudero	15.000	12.000	Project shares location with a hypermarket and other specialist retailers. Approx.2,000 parking spaces; building permission was granted in July 2009. Opening was in May 2013. Currently there are still a lot of stores unlet. The centre is to open 365 days a year.
Viladecans (Katalonia)	FOC	operating	Viladecans The Style Outlets	Neinver	Neinver / Nuveen Real Estate / TH Real Estate	19.800	15.000	Located between Castelldefels and the Barcelona Airport El Prat. Construction work started in May 2015. Opened on 27th October 2016. In November 2025 there were press reports, that an extension is planned.
Malaga	FOC	operating	Malaga Designer Outlet	McArthurGlen	Sonae Sierra / Simon Property Group	17.750	15.000	Site located adjacent to the "Plaza Mayor Leisure Park & Shopping Centre" (Sonae Sierra) just off the A7 motorway and close to the airport. The project is developed in 2 phases: First, 17,750 m² GLA and second an additional 12,500 m² GLA. In June 2017 the local council issued the building permit. Construction work started in November 2017. Opening of phase 1 was in February 2020. Approx. 1,500 parking spaces.
Leganés (south-west of Madrid)	FOC	operating	Sambil Outlet Madrid	Grupo Sambil		42.000	18.100	The Venezuelan Grupo Sambil developed an outlet centre closeby to Madrid. Mallcenter with 3 sales-levels and 2 underground-parking-levels with 2,300 parking spaces an a commercial area of 38,200 m². At the 2nd sales-level an outlet centre is integrated as a part of the centre. So this is a shopping centre / outlet centre hybrid concept, among others with a Simply hypermarket and a 12 screen Odeon cinema. Opening was at 24th March 2017.
Zaragoza	FOC	operating	La Torre Outlet Zaragoza	ROS Retail Outlet Shopping	Kiros Iberia S.L.	13.500	10.000	Redevelopment of the former Pikolin factory site at the Logrono Street. Next to the "La Torre Outlet Zaragoza" is a retail park (incl. a Bauhaus DIY-store) with approx. 33,000 m² GLA, a food court with cinema and leisure facilities with approx. 15,000 m² GLA and a hotel. Opening of phase I with 13,500 m² GLA took place on 22nd October 2020.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Murcia	FOC	cancelled	Gallery Outlet Murcia	ROS Retail Outlet Shopping	Grupo Pikolin	11.500	9.500	Located northwest of the city of Murcia, opposite of University Campus Espinardo, adjacent to the highway A-7 (Lorca – Alicante), exit 136. The project is a complete redesign of the existing Myrtea shopping centre, which was acquired by Pikolin Group in 2020. 4 sales levels with food and leisure zones. Underground parking with approx. 2,600 parking spaces. Opening was scheduled for 2023 but nothing happend so far. It can be assumed that this projece was cancelled.
Murcia	FOC	operating	La Noria Outlet	Savills	Realia Business S.A.	13.800	11.000	Located in the west of Murcia in immeditate proximity to the motorway A7 exit 571. Approx. 1.575 parking spaces. Approx. 1.0 m. visitors per year.
Hondarribia (Basque)	FOC	uncertain	Hondarribia Village	n.s.	Higertoki SLU / New Asset Management (NAM)	28.000	24.000	Site near the village of Zaldunborga on the road from Irun to San Sebastian. The French border is immediately to the north. A village with approx. 100 - 115 shops and approx. 1,800 parking spaces is planned. The project is currently stopped by the High Court of Justice of the Basque Country due to legal issues.
Jerez de la Frontera	FOC	operating	LUZ Outlet Shopping Jerez	INGKA Centres Espana	INGKA Centres Espana	15.000	12.000	Opened in 2010. The centre consists of an outlet zone with a food court in the middle of the largest open-air retail park in Andalucia including an IKEA store, Decathlon, Alcampo Hypermarket and various leisure facilities with a total GLA of 126,500 m². Hence this is a hybrid concept of a retail park with an outlet centre. The site is located closeby to the A4-highway. The retail park and outlet centre have approx. 6,000 parking spaces in total.
Sweden								
Järfalla (close to Stockholm)	FOC	operating	Stockholm Quality Outlet Barkaby	Savills	IKANO / Retail Parks AB / Art-Invest Real Estate	19.500	18.000	First extension of the centre opened in November 2016, the second in November 2022. Mangement changed in 2020 from Newsec to Savills. In December 2024 the centre was sold by Patriza AG to Art-Invest Real Estate.
Kungsbacka (close to Gothenbourg)	FOC	operating	Hede Fashion Outlet	VIA Outlets	Freeport / APG Pension Fund	19.000	15.500	Opened in 2001; approx. 1,000 parking spaces. In 2014 the centre was sold as part of a package deal by Carlyle Group to VIA (Hammerson, APG, Meyer Bergman, Value Retail). With it the management changed from Freeport to VIA Outlets. On 24th October 2019 an extension with approx. 2,700 m² GLA was opened.
Södertalje	FOC	closed	Festival Park Södertalje	Festival Park			14.000	Centre closed!

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Arlandastad	FOC	closed	Arlandastad Outlet Village	Outlet Centres International (OCI)			12.500	Centre closed!
Kävlinge (north of Malmö)	FOC	under construction	Malmö Designer Village	ROS Retail Outlet Shopping	Rioja Estates / Osborne + Co / KLM Real Estate / FREY SA	18.000	15.000	Located in the north of Malmö closeby to the motorway E6 / E20. The plans available show a 2-phase-development, where in phase 1 approx. 18,000 m² GLA is announced to be opened in May 2027 and another approx. 8,000 m² GLA in a second phase. According to press-reports, pre-leasing seems to be well ahead. In July 2024 the French investment and development company FREY aquired the project, with it the management will be by ROS.
Switzerland								
Murgenthal (Canton Aargau)	FOC	operating	Outlets Murgenthal	Interdomus AG	Interdomus AG	10.000	8.000	Opened 1996 in the premises of the former Hanro-factory. 200 parking spaces
Villeneuve (Canton Vaud)	FOC	closed	Villeneuve Outlet	Villeneuve Outlet Management	Procimmo SA	10.000	8.000	Located in the industrial zone of Villeneuve, visible but at the same time poorly accessible from the motorway A 9. According to available information the centre was poorly performing. In 2008 / 2009, Studio Silvio Tarchini (Foxtown Factory Shops) gave up operation and Proocimmo took over the object. In August 2014, after some years of poor trading and an increasing number of unlet stores, the centre was closed down. The owner intends to do a relaunch of the site with a new concept. Therefore he applied for a new building permit in February 2015. Relaunch not as an outlet centre but as a multi-storey shopping center with the name "Villeneuve Retail Park" in April 2017.
Mendrisio (Canton Tessin)	FOC	operating	Foxtown Factory Stores	Tarchini Fox-Town S.A.	Studio Silvio Tarchini	37.000	25.000	Opened in 1995 with approx. 10,000 m² SA. Over the years, it has undergone several expansions. In 2024 "The Sense Gallery" was opened, the first multisenory museaum in Switzerland.
Rümlang (Canton Zürich)	FOC	closed	Foxtown Factory Stores	Studio Silvio Tarchini			5.000	OC was turned into a classical shopping centre due to lack of success
Wettingen (Canton Aargau)	FOC	closed	FOC Wettingen	FOC Wettingen AG			5.000	Centre closed!
Aubonne (Canton Vaud)	FOC	operating	Outlet Aubonne	Advantail	Inter IKEA Centre Group / Procimmo Real Estate SICAV	15.000	13.000	Project was opened on 24.10.2007. Approx. 700 parking spaces. In November 2021 IKEA sold the centre to Procimmo Real Estate SICAV. In January 2023 the management of the centre changed from Inter IKEA Centre Development to Advantail.

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Schönenwerd (Canton Solothurn)	FOC	operating	Fashion Fish Factory Outlet	Tomaro AG	Tomaro AG	16.000	13.500	Enlargement by approx. 3,500 m² SA was opened in April 2013. Approx. 500 parking spaces.
Landquart, Igis (Canton Graubünden)	FOC	operating	Landquart Fashion Outlet	VIA Outlets	APG Pension Group / MIAG Mutschler / ING Real Estate Development	27.000	21.500	Building permission was granted in December 2006. Construction started in July 2008, centre opened on 26th November 2009. As the whole Canton of Graubünden is a well-known tourist area, the OC can be open on Sundays all year round. At the end of August 2012, the management of the centre changed from Fashion House to ROS. In 2015 ING Real Estate sold the centre to the VIA Group. With it the centre management changed in July 2015 from ROS to VIA Outlets. Construction work for the extension in phase 2 started in September 2024. Opening took place in April 2026. With it a new multi-deck car park with 1.170 car-bays was build.
Wigoltingen (Canton Thurgau)	FOC	cancelled	Fashion Outlet Edelreich	n.s.	JTM Rütenen AG, Nüesch Development AG		10.000	Since 2006 there are plans to develop an outlet centre on this site in immediate proximity to the motorway A1 / A7 (Constance - Zurich). In a first building phase, the centre was to have approx. 10,000 m²; a sales-area of 30,000 m² was planned in the final enlargement phase. The neighbouring German cities were opposing this project, but the appeals brought by the German towns of Constance, Radolfzell and Singen were rejected by the municipality at the beginning of September 2010. In 2015 the upper planning authorities concluded that the project was environmentally sound. After, the development plan was approved by the municipality. Interest groups appealed against this decision, and in May 2019 the higher planning authorities refused to approve the development plan. The municipality then filed an appeal with the administrative court. In July 2020, the appeal was rejected by the court on the grounds that the development plan did not comply with the specifications of the development plan of the Canton of Thurgau. In September 2020 the developer announced that this project is cancelled.
Ukraine								
Khodosivka (south of Kiev)	FOC	operating	Manufactura Outlet Village	ADC Group	ADC Group, DEA Real Estate Advisor	18.000	15.000	Located closeby to the largest shopping mall in Kiev "Mega Market". In combination with the outlet centre, there will be a hotel with 40 rooms. Approx. 1.200 parking spaces. Opening took place in October 2013.

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United Kingdom								
Bicester (Oxfordshire)	FOC	operating	Bicester Village	Value Retail	Hammerson Plc. / Value Retail	27.000	22.000	The neighbouring Tesco Supermarket was demolished to give way for the extension of approx. 4.275 m² GLA of the outlet centre. The Tesco was moved to another site nearby. The extension was opened in October 2017. This centre is probably the best performing outlet centre in Europe in terms of floorspace-productivity.
Ellesmere Port (Cheshire)	FOC	operating	Designer Outlet Cheshire Oaks	McArthurGlen	McArthurGlen Group / LaSalle Investment Management	38.000	32.000	Opened in March 1995; approx.3,200 parking spaces. European OC front-runner for visitor frequency, with currently just under 8 million visitors p.a. In Februar 2018 construction work started to extend the centre by an additional 2,500 m²; this extension opened in October 2018. In December 2021 Cheshire Oaks Designer Outlet was sold together with Swindon Designer Outlet in a package deal from Nuveen Real Estate to LaSalle Investment Management.
Swindon (Wiltshire)	FOC	operating	Designer Outlet Swindon	Savills	McArthurGlen Group / LaSalle / Frazers	24.430	20.000	Opened in March 1997; approx. 1,910 parking spaces. Utilisation of an old steam locomotive factory which is protected as a historic monument. The latest extension of the centre opened doors in April 2015. In December 2021 Swindon Designer Outlet was sold together with Cheshire Oaks Designer Outlet in a package deal from Nuveen Real Estate to LaSalle Investment Management. In December 2025, LaSalle sold the centre to Frazers Group, which is owned by Sports Direct founder Mike Ashley.
Hatfield (Herfordshire)	FOC	operating	The Galleria	Land Securities	GE Capital Real Estate / Carroll Group	29.700	14.500	Constructed in 1991 as a shopping centre and converted into an outlet centre in 1996. The centre has 2 sales levels and was sold in 2005 from Galleria Jersey Ltd. to Land Securities. Approx. 1,700 parking spaces. The centre is part of a retail and leisure facility with cinemas, restaurants etc.
Street (Somerset)	FOC	operating	Clarks Village	Land Securities	Realm Ltd. / Land Securities	21.830	17.185	Opened in 1993 on the site of the old C&J Clark factory buildings. Clarks Village was the first outlet centre in the UK. It was sold in 2017 as a part of a package deal from Hermes Investment Management to Land Securities.
Hornsea (East Yorkshire)	FOC	operating	Hornsea Freeport	Sanderson Leisure and Retail (SLR)	Kames Capital	12.000	8.100	The OC was sold by Freeport to a pension fund in 2005. According to the available information, the centre had increasing problems and was closed in 2009. In 2017, the centre underwent a relaunch. But still it seems to lack well-known brands.

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Hartlepool (Cleveland)	FOC	closed	Jacksons Landing	Schroder Property			5.500	Centre closed since July 2004!
Fleetwood (Lancashire)	FOC	operating	Affinity Lancashire Outlet Centre	CBRE Management	Realm Ltd. / Global Mutual / Karlin Fleetwood Ltd.	13.325	10.500	Former name: Freeport Fleetwood. Centre opened 1995 and was remodelled, rebranded and relaunched by Realm in 2006. It was sold in 2017 as a part of a package deal from Hermes Factory Outlet Properties to Global Mutual. 1.5 m visitors in 2016.
Doncaster (South Yorkshire)	FOC	operating	Lakeside Village	Multi-Realm	Realm Ltd. / Kent County Council / DTZ Investment Management	15.000	13.500	Centre is part of the 300 acre mixed use development known as the Doncaster Lakeside Project. Approx. 900 parking spaces. In 2019 the centre was undergoing a refurbishment.
North Shields (Tyneside)	FOC	operating	Newcastle Quays Retail Park	Sanderson Weatherall	North Shields Investment Properties / WD Limited / EG Group	12.800	10.000	Location is quite next to the International Ferry Terminal with connections to the Netherlands. According to available information the centre had financial problems and was sold in 2023 out of recivership to the real estate company EP Group, a subsidiary of the petrol forecourt giants Mohsin and Zuber. Approx. 740 parking spaces. The centre is suffering from quite some vacancies.
Batley (West Yorkshire)	FOC	operating	The Mill Outlet & Garden Centre	The Mill Management		11.610	10.000	Enlargement by approx. 2,000 m² GLA is planned. 550 parking spaces
South Normanton (Derbyshire)	FOC	operating	Designer Outlet East Midlands	McArthurGlen	McArthurGlen Group / Aviva Investors / Frasers Group	16.400	15.500	Opened in October 1998; approx. 1,830 parking spaces. In May 2026 the Frasers Group aquired this centre together with the Designer Outlet York in a package deal from Aviva Investors.
York	FOC	operating	Designer Outlet York	McArthurGlen	McArthurGlen Group / Aviva Investors / Frasers Group	22.700	21.325	Opened in November 1998; approx. 2,700 parking spaces. 3.7 m visitors in 2013 and 4.5 m visitors in 2018. There are plans to extend the centre by an additional 3,500 m² GLA. In 2019, the planning application was filed, but has since been withdrawn whilst the Centre collaborates with the council first on a solution to increase car parking provision within the site. In May 2026 the Frasers Group aquired this centre together with the East Midlands Designer Outlet in a package deal from Aviva Investors.
Ashford (Kent)	FOC	operating	Designer Outlet Ashford	McArthurGlen	McArthurGlen / Simon Property Group / Staffordshire County Council	27.965	20.000	The architect of the centre was Lord Richard Rogers. Opened in March 2000; approx. 2,025 parking spaces. In November 2019, in phase II the centre was extended by another 9,300 m² GLA.

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Bridgend (Wales)	FOC	operating	Designer Outlet Bridgend	McArthurGlen	McArthurGlen Group / Ares	22.675	19.420	Opened in May 1998; approx. 2,000 parking spaces. Besides 81 outlet shops, there is also an Odeon cinema centre. The centre was sold in 2015 from TH Real Estate to M&G Real Estate.
Livingston (Scottland)	FOC	operating	Livingston Designer Outlet	Savills	Global Mutual / Patron Capital	28.040	24.565	Opened in October 2000; approx. 2,000 parking spaces. At present, 83 outlet shops, as well as fitness club and Multiplex cinema centre. 1,755-space multistorey car park plus 502 surface car park spaces. The centre was developed and formerly operated by McArthurGlen. In 2013 managment changed to Realm. With the transaction of the centre from Blackstone Group to Global Mutual and Patron Capital in 2023 management changed again to Savills.
Alexandria (Scottland)	FOC	closed	Loch Lomond Factory Outlet	The Guinea Group			5.500	Centre closed!
Clacton on Sea (Essex)	FOC	operating	Clacton Shopping Village	Savills	Kames Capital	12.500	11.000	Approx. 1,200 parking spaces. Currently the village centre is redeveloped, downsized and altered into a strip centre. According to the available information in April 2015 redevelopment plans, including a multiplex cinema, serveral restaurants and a new retail unit on the current car park site, were given green light. Almost half of the current shop units had to make way for additional parking lots while some of the existing parking areas were taken up with the new units. The redevelopment was completet in 2016.
Ebbw Vale (Wales)	FOC	closed	Festival Park Outlet Shopping & Leisure	Chester Properties	Chester Properties / GWM Capitol	9.300	8.500	Adjacent to the centre, many leisure facilities are located. According to available information the centre has had an increasing number of vacancies and closed down in 2021.
Tillicoultry (Scottland)	FOC	operating	Affinity Sterling Mills Outlet Shopping	CBRE Management	Global Mutual	10.220	8.000	Opened in 1999. 500 parking spaces. A supermarket with approx. 1.200 m² GLA is to be added to the centre. In 2019 the centre was aquired by Global Mutual.
Westwood (Scottland)	FOC	closed	Freeport Scotland Outlet Village	Freeport Retail			8.500	Centre closed! At present, plans are underway to revitalise i.e. relaunch the centre
Dungannon (Northern Ireland)	FOC	operating	The Linen Green Moygashel	CBRE Management	Jermon Developments	11.500	10.000	Opened in the early 1990s, the centre was owned by Jermon Developments, which collapsed in 2011. Then it was part of a property portfolio of the state owned Natikonal Asset Management Agency (NAMA), was sold in 2014 to the US-based investor Cerberus Capital Management and was resold in 2015 to the Neptune Group.The centre was sold again in 2022 to a private investor.

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Rowsley (Derbyshire)	FOC	operating	Peak Shopping Village	Dresler Smith	Devonshire Property Group	6.000	5.000	The centre was aquired by the Devonshire Property Group (DPG) in 2021. Approx. 450 parking spaces.
Gretna (Scottland)	FOC	operating	Caledonia Park Designer Outlet	Jones Lang LaSalle	Northridge Capital Ltd. / RPMI Railpen	13.285	11.700	In November 2019, the owner RPMI Railpen of Gretna Gateway Outlet Village anounced to invest a relaunch of the centre. Therefore a redesign of the shops and the public areas was carried out, also the centre got a new name: Caledonia Park Designer Village. The first phase of the refurbishment of the centre was completed in March 2021.
Braintree (Essex)	FOC	operating	Braintree Village	Land Securities	Hermes Investment Management / Land Securities / Realm Ltd	20.000	18.500	The centre was remodelled, rebranded and relauched by Realm in 2006 and was sold in 2017 as a part of a package deal from Hermes Investment Management to Land Securities.The site is located adjacent to other major retail and leisure destinations.
Glasshoughton-Castleford (West Yorkshire)	FOC	operating	Designer Outlet Leeds	CBRE Management	Realm Ltd / Frasers Group	25.000	23.200	Opened 1999; remodelled, rebranded and relaunched in 2006. Approx. 1.400 parking spaces. The centre is located adjacent ot other retail and leisure facilities, e.g. snowslope, a cinema and restaurants. The centre was sold in 2017 as a part of a package deal from Hermes Investment Management to Land Securites. In 2023 the centre was sold again by Landsec to Frasers Group. In Mai 2026 the centre was renamed from Junction 32 to Designer Outlet Leeds.
Portsmouth (Hampshire)	FOC	operating	Gunwharf Quays	Land Securities	Land Securities	18.000	15.000	Opened on 28th February 2001. The centre is a mixture of retail and leisure facilities with 2 sales levels at the marina of Portsmouth.
Stoke on Trent (Staffordshire)	FOC	operating	Affinity Staffordshire Outlet Shopping	CBRE Management	Global Mutual / Karlin Talke Ltd.	12.110	10.000	Opened on 11th July 1995 as part of a regeneration scheme for the docks. Rebranded in 2018, former name is Freeport Talke. There are plans to extend the centre and to bring in independent businesses such as hairdressers, beauty treatments or key cuts. The centre was sold in 2017 as a part of a package deal from Hermes Outlet Properties to Global Mutual. Approx. 700 parking spaces.
Bideford (North Devon)	FOC	operating	Affinity Devon Outlet Centre	CBRE Management	Drake Bideford Limited / The Wessex Fund / Realm / Global Mutual / Karlin Affinity Devon Ltd.	13.470	8.800	Former name: Atlantic Outlet Village. An Asda-hypermarket with approx. 5.000 m² SA is located right next to the centre.

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Whiteley (Hampshire)	FOC	closed	Whiteley Village	Raven Russia Ltd.	British Land	18.000	15.000	Due to the pressure of competition from the rival locations of Gunwharf Quays (Portsmouth) and West Quay (Southampton), the centre failed to achieve the expected financial success. After only less than 10 years of operation, the centre was demolished and in its place a shopping centre with approx. 32,000 m² GLA and 1,136 parking spaces was established. The shopping centre opened on 23rd May 2013.
Salford Quays (bei Manchester)	FOC	operating	Quayside MediaCityUK	Lifestyle Outlets	Peel Group / Orbit Development	28.000	18.580	Mall-Center with 2 sales-levels. The name of the centre refers to the 20th century painter LS Lowry. The centre is located adjacent to other retail and leisure destinations and is part of the MediaCityUK Manchester with offices, retail and leisure facilities in the surroundings, closeby to the football stadium of Manchester United (Old Trafford) at the Solford Docks. Approx. 2,000 car spaces.
Aldershot (Hampshire)	FOC	closed	The Galleries	The Guinea Group			12.000	According to the available information, the centre was closed due to an increase in vacant shop units!
Murton (Durham)	FOC	operating	Dalton Park Outlet Shopping Centre	Savills	ING Real Estate / TH Real Estate	14.900	13.000	Opened at 10th April 2003. In March 2013 ING Real Estate received the building permit, to add a supermarket, cinema, restaurants, petrol station, hotel and a pub to this centre. In September 2013 the centre was sold to Peveril Securities. In 2015 the centre was sold from Peveril Securities to TH Real Estate and in June 2015 to Janus Henderson UK Property (PAIF), a division of TH Real Estate, for approx. 53 million €.
Dundee (Scottland)	FOC	closed	City Quays	Forth Properties			5.000	Due to lack of success, the OC was closed and will be turned into a leisure and fashion centre
Chatham (Medway)	FOC	operating	Dockside Outlet Centre	DTZ	Chatham Maritime Developments	15.700	13.500	Approx. 1,500 parking spaces. Mall-centre with 2 sales levels. This centre seems to be a hybrid form of an outlet centre and an full price shopping centre.
Antrim (Northern Ireland)	FOC	operating	The Junction Retail & Leisure Park	Lotus Property	CUSP/ The Guinea Group / The Kennedy Group / The Lotus Group / Tristan Capital Partners	25.000	22.800	Approx. 3,000 parking spaces. The centre was sold at the end of 2015 in a package with the Outlet Village Banbridge (now named: The Boulevard - Outlet Park Banbridge) from West Register / Ulster Bank / Royal Bank of Scotland to Lotus Group / Tristan Capital Partners for approx. 54 million Euros. In 2017 it was rebranded from Junction One International Outlet Shopping to The Junction Retail & Leisure Park. The centre includes a food and film zone with a 10 screen cinema and a Dobbies Garden Centre.

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West Bromwich (West Midlands)	FOC	operating	Astle Outlet Park	LCP London & Cambridge Prooperties Ltd.	Hermes Real Estate / LCP London & Cambridge Real Estate	10.940	8.500	Approx. 300 parking spaces. Located close to the M5 motorway junction with the M6. The centre is named after the local football hero Jeff Astle.
Banbridge (Northern Ireland)	FOC	operating	The Boulevard - Outlet Park Banbridge	Lotus Property	The Lotus Group / Tristan Capital Partners . Leasing agents: JPC and KLM Real Estate	20.000	18.000	Project was opened at the beginning of April 2007. The centre was sold in 2016 in a package with the Junction One International Outlet Shopping in Antrim from West Register / Ulster Bank / Royal Bank of Scotland to the Lotus Group. In 2018 the scheme was rebranded to The Boulevard. Since, the operator succeeded to expand the tenant mix and reposition the centre in the market.
Kendal (Cumbria)	FOC	closed	K-Village, the Lakes Outlet	Kendal Riverside Ltd	CUSP / The Kennedy Group / The Guinea Group	9.000	7.430	The centre was part of the mixed-used Riverside Place (retail, offices, catering, appartments) and opend in July 2010 on the site of the former Clarks K Village. Approx. 500 parking spaces. After increasing vacancies the centre closed at the end of 2018.
Gloucester (Gloucestershire)	FOC	operating	Gloucester Quays	Lifestyle Outlets	Peel Holdings / British Waterways / Peel Group / Peel Lifestyle Outlets	33.500	17.900	The OC is part of an extensive regeneration measure in the harbour district (incl. Cineworld, Fitness Centre and offices); phase I 2007 College, phase II 2008 road connections, phase III 2009 outlet centre. Approx. 1,400 parking spaces. Phases I + II concluded. Opened in May 2009. In July 2021 press reports indicated that this outlet centre is up for sale but no transaction of ownership is known so far.
Spalding (Lincolnshire)	FOC	operating	Springfields Outlet Shopping & Leisure	Sanderson Leisure and Retail (SLR)	UBS Triton Property Fund LP / Thornfield Properties	20.000	13.000	Located in south Lincolnshire, close to the A16 and A17. Opened in 2004. The scheme includes a garden centre and a hotel. In 2018 construction work started to add leisure facilities - named Springfields Adventure Land - to the centre. The Adventure Land opened in June 2018. In February 2020 an application to extend the centre by an additional 4.275 m² GLA was handed over to South Holland District Council, which approved it in October 2020. With it an additional 236 parking spaces are planned. 2023 the centre recorded approx. 2,4 m visitors.
London	FOC	operating	London Designer Outlet	Realm Outlet Centre Management	Realm Outlet Centre Management / Quintain Estates and Development / CBRE	24.500	13.300	Opened at 24th October 2013. Location next to the football stadium in the London Borough of Wembley. Mixed-use complex consisting of an OC with 53 shops and 1,200 parking spaces plus 22 restaurants and 1 Cineworld cinema centre as supplementary facilities. The total leasable area of all facilities amounts to approx. 30,520 m² GLA. Approx. 5.5 million visitors in 2023.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Cannock (Staffordshire)	FOC	operating	Designer Outlet West Midlands	McArthurGlen	Simon Property Group Aviva / Richardson family / McArthurGlen / Frasers Group	17.400	15.000	Some time ago, another developer (London & Cambridge Properties) planned to develop an Outlet Centre here. The site is next to the Mill Green Nature Reserve. In combination with the Outlet Centre, restaurants, a cinema and 2,000 parking spaces are planned. Planning approval was granted by Cannock Council's planning committee in November 2015. In the next step, the council's decision was referred to the Secretary of State for Communities and Local Government (DCLG) for further examination. The DCLG decided in December 2015 not to stand in the way. In May 2017 Rioja Development and U+I integrated a consortium of Aviva, Richardson (family office) and McArthurGlen to form a partnership. Constuction work for phase 1 started in March 2018. Opening was at 12th April 2021. In a 2nd phase the centre will be extended by an additional 5,000 m². Opening of this 2nd phase is expected for 2027. In 2026 the Frasers Group aquired this centre together with the York Designer Outlet from Aviva Investors.
Tewkesbury (Gloucestershire)	FOC	operating	Designer Outlet Cotswolds	Multi-Realm	Robert Hitchins Ltd. / Realm	12.635	10.000	Located just off junction 9 of the M5 motorway. The centres' name refers to the Cotswolds, a desginated area of outstanding natural beauty and will be build in 2 phases. The centre is part of a larger development that includes a 7,000 m² garden centre, an M&S supermarket, leisure facilities and 850 homes. Tewkesbury Borough Council's planning committee approved the draft plans in March 2016. In September 2019 Robert Hitchins partnered with ROS to lease and manage the scheme. But some time after Multi-Realm has been appointed as the management company. Infrastructure works commenced in Autumn 2020. The first phase of the outlet centre was scheduled to be opened in the 1st half of 2023, but had to be delayed. Construction started in November 2023. Opening took place on 18th July 2025. A 2nd construction phase with an additional 4,555 m² GLA, which is supposed to start soon, will bring the scheme to a GLA of about 17,190 m². Approx. 2,000 parking spaces.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
London	FOC	operating	Outlet Shopping at the O²	CBRE Management	Anschutz Entertainment Group / Pradera / Crosstree Real Estate Partners / Waterfront Ltd.	20.000	18.000	Parts of the former "Millennium Dome" in the London Borough of Greenwich are being used as concert halls, while other sub-areas were turned into a leisure area and an outlet centre. In January 2014 Land Securities signed an agreement with AEG Europe as the owner of the O2 arena to develop an outlet centre but cancelled this agreement in August 2014. AEG continued the plans with other partners. Work on site started in 2015, with the proposed outlet to open in 2017. In January 2016 the Lloyds Banking Group was backing the owners with a 250 million Euro loan. Opening took place on 20th October 2018. In April 2021 it was announced that the destination will be extended by a food & beverage area with approx. 3.000 m².
Middleton Tyas (North Yorkshire)	FOC	advanced planning phase	Designer Outlet Centre Scotch Corner	Sanderson Leisure and Retail (SLR)	Scotch Corner Richmond LLP	24.000	20.000	Scotch Corner is an important junction of the A1 and A66 trunk roads near Richmond in North Yorkshire. The outlet centre is located just off the A1 motorway. In January 2015 Richmondshire District Council approved the plans in 2016. After, there were rumours that the project has been called in for review by the secretary of state. Opening was announced and delayed again and again. Last, the opening was scheduled for 26th March 2026 but had to be delayed to spring 2027. There are plans to add a Blue Diamond home, lifestyle and garden centre.
Solihull (West Midlands)	FOC	operating	Resorts World Birmingham	Multi-Realm	Realm / Genting UK	14.000	12.000	Location closeby to the Birmingham International Airport and the National Exibition Centre (NEC). The outlet centre is part of a mixed use, seven-storey, 50,000 m² leisure and entertainment complex (casino, cinema centre, hotel, conference centre, restaurants). Ground breaking took place in February 2013, opening was in 2015. Approx. 2,300 parking spaces. 3.5 m visitors per year.
Grantham (Lincolnshire)	FOC	advanced planning phase	Designer Outlet Grantham	TORG The Outlet Resource Group	Rioja Developments / Buckminster / KLM	18.000	15.000	Location closeby to the A1 motorway in the south of Grantham. In June 2017 the planning application has been submitted to the South Kesteven District Council. In June 2018 the project received full planning permission for an Outlet Centre with 27.500 m² GLA resp. 15,000 m² SA. The project will be realized in 2 phases: phase 1 will provide 18,000 m² GLA and 1,700 parking spaces. Phase 2 will have 9.500 m² GLA. Construction work is supposed to start in 2026, opening is scheduled for 2028.

Location	Type	Status	Name of the Object / Project	Operator	Developer / Investor / other Partners	Gross Leasable Area (GLA) in m²	Retail Sales Area (SA) in m²	Remarks
Grantham (Lincolnshire)	FOC	uncertain	Downtown Grantham Designer Outlet	Freeport plc	Oldrids & Downtown	25.000	20.000	Competing project to the TORG-/Rioja-plans in the south of Grantham. This outlet is supposed to be located closeby to the A1 motorway in the north of Grantham at the Great North Road (Great Gonerby). Plans include 107 outlet stores and almost 2,000 parking spaces. Although this project has planning permission, the specific development plans and implementation have been put on hold in favour of the larger 'Grantham Designer Outlet Village'.
Oldbury (West Midlands)	FOC	uncertain	Lion Farm Outlet	n.s.	Jeremy Knight-Adams	20.000	16.000	At the Lion Farm playing fields, just off Junction 2 of the M5 an outlet centre is planned. The initative for this project goes back to 2012. The developer was working on the plans and reports in order to file a planning application, which was supposed to be submitted in Autumn 2019. Since, no progress could be observed.
Glasgow (Scotland)	FOC	cancelled	Glasgow Harbour Lifestyle Outlet	Peel Lifestyle Outlets	Peel L&P	33.000	19.000	Located at the banks of the river Clyde as part of a comprehensive conversion of former industrial areas. Planning permission in principle was granted already back in 2008. In July 2018 an additional planning application was submitted to Glasgow City Council. In January 2020 this project was given the green lights. In August 2020 revised plans were handed over to the authorities. In October 2021 the developer cancelled the plans to realize an outlet centre there.
Chorley (Lancashire)	FOC	cancelled	Botany Bay Outlet Village	n.s.	FI Real Estate Management / Acepark Group	20.000	17.000	Relaunch of the shopping centre "Botany Bay Shopping Mill". Located in immediate proximity to the M61 motorway and the Leeds-Liverpool canal. The historic building of the mill was to be integrated into the project. Approx. 7,000 m² of the project will be dedicated to leisure uses. The plans were approved by Chorley council in August 2018. Construction work was supposed to start in 2019. In November 2020 the developer announced that the plans were scrapped due to the decline in retail and the effects of the pandemic. Now the site will be developed as a business park.
Blackburn (Scotland)	FOC	closed	Five Sisters Freeport Shopping Village	Freeport Leisure		6.000	5.000	Centre opened doors in 1996 at a greenfield-site close to Livingston. There were plans to extend the centre and to add leisure uses. After McArthurGlens Livingston Designer Outlet opened closeby in 2000 vacancies increased rapidly and the centre closed for good in 2004. Today it's a dead mall.

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Pictures of selected Outlet Centres and Organized Outlet Agglomerations



Scalo Milano Outlet & more, Locate di Triulzi (I)
VIA Outlets



Designer Outlet Soltau, Soltau (D)
ROS Retail Outlet Shopping



Premium Outlet Prague Airport, Ruzyně (CZ)
The Prague Outlet One a.s.



HUMA Shopping & Outlet, St. Augustin (D)
Haslinger Retail Real Estate Consulting



Maasmechelen Village, Maasmechelen (B)
Value Retail



Outletpark Switzerland, Murgenthal (CH)
Interdomus AG



Designer Outlet Malaga, Malaga (E)
McArthurGlen



Castel Guelfo di Bologna The Style Outlets, Castel Guelfo (I)
Neinver



Roermond Designer Outlet, Roermond (NL)
McArthurGlen



Fashion Arena, Prague (CZ)
VIA Outlets



Designer Outlet Paris-Giverny, Douains (F)
McArthurGlen



Roses Designer Outlet, Sveti Kriz Zacretje (HR)
Roses Values



Designer Outlet Sosnowiec, Sosnowiec (PL)
ROS Retail Outlet Shopping



Fashion Outlet Marl, Marl (D)
Outlet Evolution Services



Seemaxx Outlet Center, Radolfzell (D)
Kintyre Investments



Premier Outlet Center, Biatorbagy (HU)
ROS Retail Outlet Shopping



Freeport Fashion Outlet, Chvalovice (CZ)
Ekazent



Wertheim Village, Wertheim (D)
Value Retail



Designer Outlet Berlin, Wustermark (D)
ROS Retail Outlet Shopping



Mantova Outlet Village, Bagnolo San Vito (I)
Multi Outlet Management Italy



London Designer Outlet, London (UK)
Realm Outlet Centre Management



Outlet Center Selb, Selb (D)
CMR Center Management Group



Batavia Stad Fashion Outlet, Lelystad (NL)
VIA Outlets



Marques Avenue A13, Aubergenville (F)
Marques Avenue Group



Sardinia Outlet, Sestu (I)
Cogest Retail Ltd



Sofia Outlet Center, Sofia (BG)
Operator unknown



Roppenheim The Style Outlets, Roppenheim (F)
Neinver



City Outlet Bad Münstereifel, Bad Münstereifel (D)
City Outlet Bad Münstereifel GmbH
(this picture was taken before the destruction by the flood desaster of Juli 2021)



Outlet Montabaur, Montabaur (D)
Fashion Outlet Service GmbH



ICON Outlet at the O2, London (UK)
CBRE Management



One Nation Paris, Les Clayes sous Bois (F)
Catinvest



The Mall, Leccio Reggello (I)
Design Management Srl



Outletcity Metzingen, Metzingen (D)
Outletcity AG



Designer Outlet Noventa, Noventa di Piave (I)
McArthurGlen

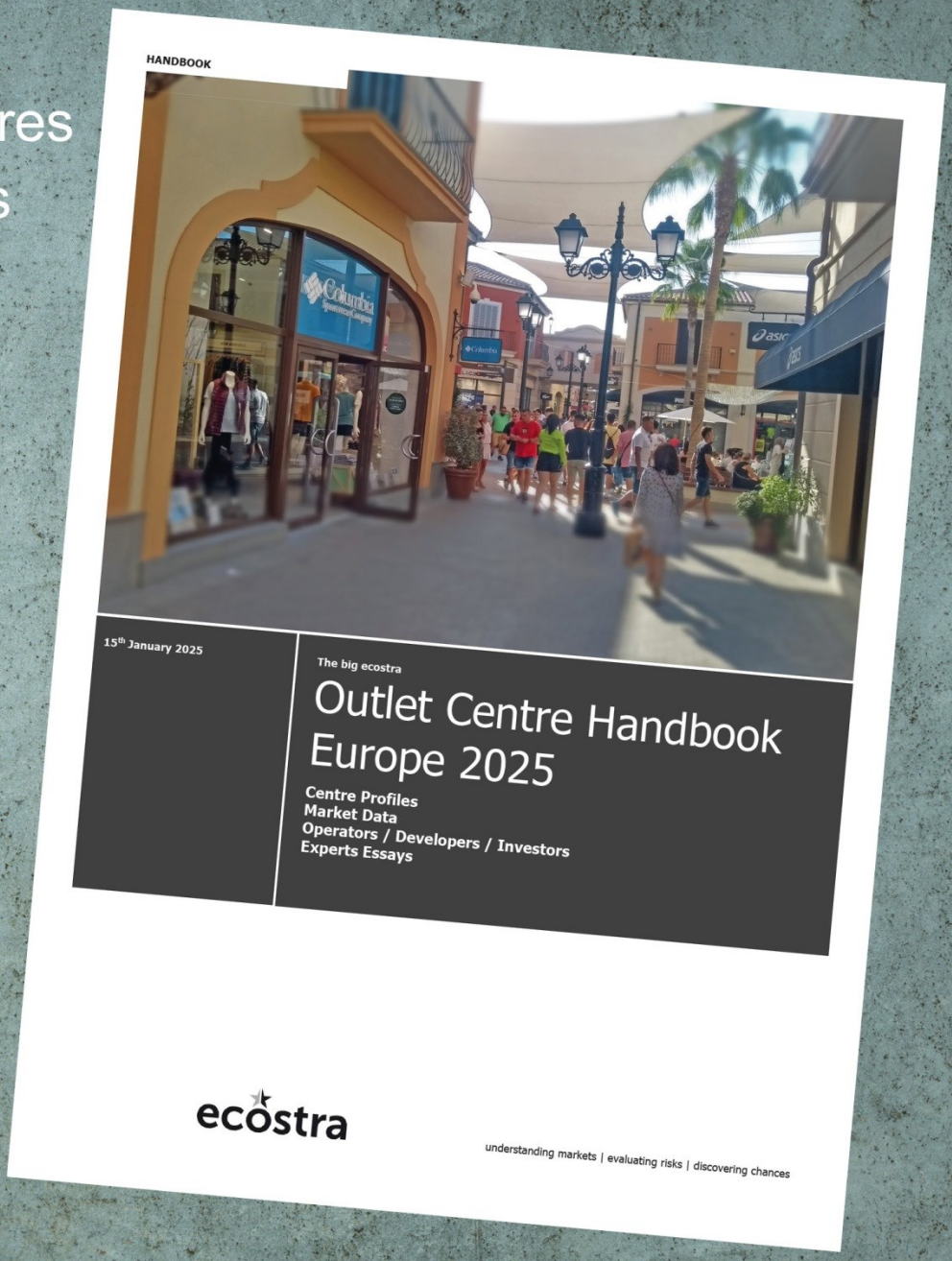


Foxtown Factory Stores, Mendrisio (CH)
Tarchini FoxTown S.A.

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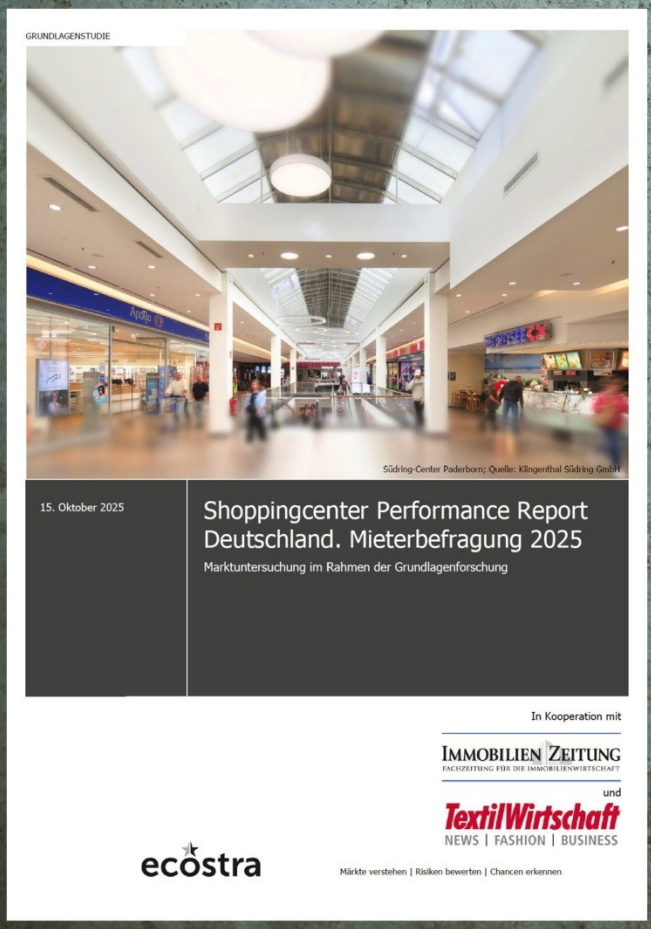
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Outlet Centre Performance Report Europe 2025

The report is based on a Europe-wide survey of international brand manufacturers on the economic performance of the individual stores they operate in the various outlet centres. This survey is conducted annually and the results are updated accordingly. In addition to a complete ranking of the single outlet centres according to their economic performance and the tenants' assessment of the performance of individual operators, the respondents were also asked about the most pressing problems currently facing the operation of outlet stores. As in the past, brand manufacturers provided information on the profitability of outlet stores compared to their own full-price stores in city centres or their own online stores. Information was also provided to the target countries for future expansion, the number of planned openings and closures in the next 12 months as well as the tenants' interest in leasing outlet stores in hybrid-concepts of shopping centres and outlet centres

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Shoppingcenter Performance Report Deutschland 2025

Ranking and evaluation of a total of 400 shopping centres in Germany on the basis of a tenant survey (sales and expansion managers) on the performance of their stores in the centres. For each individual shopping centre, tenants were asked how satisfied they were with the turnover generated there and the result was then translated into a centre ranking. This ranking then shows: who is at the top or who has happy tenants and who is at the bottom or has dissatisfied tenants. However, the survey programme goes even further. The report also sheds light inter alia at aspects like the best performing shopping centre operator in Germany from the perspective of the tenants surveyed. Should rents be more closely linked to the turnover? What are the most pressing problems for tenants when operating shops in German shopping centres? How many new shop openings are planned in the next 12 months, how many shop closures? Where is expansion planned? In high streets, in shopping centres, in retail parks? Where will better returns be achieved? In shopping centres or in high streets?

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