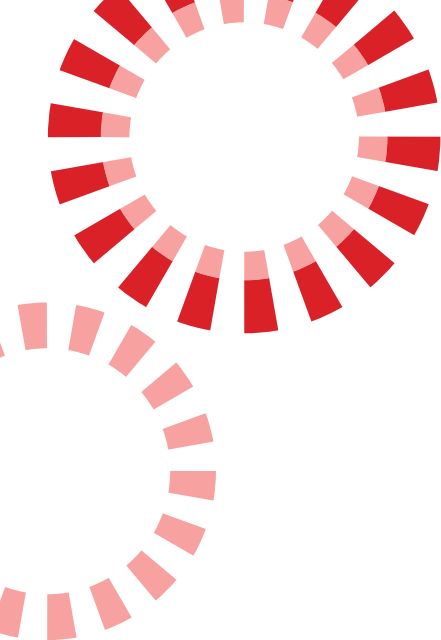




# SHOPPING CENTRE RATINA FACTS



**RATINA**



Ratina is the largest shopping centre in Tampere. It consists of the newly built Ratina building and two historically significant functionalist buildings, Ranta-Ratina and Ratinan Kulma. Ratina combines comprehensive shopping centre services and a modern space for entertainment and relaxation. The unbeatable location in the heart of the city, Tampere's most diverse selection of shops and services and a variety of leisure activities and events make Ratina the most alluring shopping centre in Pirkanmaa.

**WWW.RATINA.FI**

## GENERAL INFORMATION

**The shopping centre's grand opening:** 19 April 2018. Most of the shops in the Ratinan Kulma building will open in summer 2018.

**Occupancy rate:** over 90%

**Location:** Tampere city centre, Ratina district The shopping centre is located in the immediate vicinity of Tampere Stadium, Ratina Bay and the bus station, among other attractions.

**Address:** Vuolteenkatu 1, 33100 Tampere

**Property owner:** Sponda Plc

**Total investment value:** Approximately EUR 250 million. Ratina is Sponda's largest-ever property development project and the company's sixth shopping centre.

**Leasable retail space:** Approximately 90% of the shopping centre

**Total leasable area:** 53,000 square metres

**Number of retail spaces:** More than 140 shops

**Estimated number of visitors:** 8 million visitors per year

**Estimated sales:** EUR 200 million per year

### Opening hours:

The shopping centre's doors are open:

- Weekdays and Saturdays: 7 a.m. to 9 p.m.
- Sundays: 10 a.m. to 9 p.m.

Information on the opening hours of individual shops is available on their websites. The minimum opening hours of shops are as follows:

- Weekdays: 10 a.m. to 8 p.m.
- Saturdays: 10 a.m. to 6 p.m.
- Sundays: 12 noon to 5 p.m.

**Parking:** Ratina's indoor car park, P-Ratina, is the largest in central Tampere. The parking operator is Finnpark. Ratina's indoor car park has more than 1,200 parking spaces on two levels, along with 26 charging stations for electric vehicles, implemented in co-operation between Finnpark and the electric vehicle charging service provider Parkkisähkö. The charging stations are intended for hybrid and electric cars. The indoor car park is open from 7 a.m. to 9 p.m. on weekdays and Saturdays, and from 10 a.m. to 9 p.m. on Sundays. On the day of Ratina's grand opening, Thursday, 19 April, P-Ratina will open at 9 a.m.

The shopping centre features a digital map system that makes it easy for visitors to find their way back to their cars in the large indoor car park. P-Ratina will also be one of the first parking facilities to adopt the Moovy mobile application for managing parking on streets as well as in indoor car parks.

# CONSTRUCTION PROJECT

## Parties to the construction project:

- **Developer:** Sponda Plc
- **Interior contractor and main contractor:** Aki Hyrkkönen Oy
- **Frame contractor:** TYL Ratina [Aki Hyrkkönen Oy, Lamminsiivu Oy and Alasen Rakennus Oy]
- **Property development, design and supervision:** A-insinöörit Oy
- **Jet grouting:** carried out as a subcontractor by KFS Finland Oy/Keller plc
- **Piping and power piping contractor:** Are Oy
- **Ventilation contractor:** MHS-Asennus Oy
- **Sprinkler contractor:** Afire Oy
- **Lifts and escalators:** KONE Corporation
- **Building automation contractor:** Siemens Oy

## Construction schedule:

Construction began with Ratina's excavation work in April 2015, and the actual construction of the new building started in autumn 2015. Renovation work on the functionalist buildings began in spring and summer 2016. The Ranta-Ratina building was also expanded towards Ratina Bay.

## Effects on employment during construction:

An average of 350 people worked at the site. The project's employment effect was approximately 2,500-3,000 man-years.

## Effects on employment after the shopping centre opens:

The shopping centre is estimated to employ about 1,000 people.

# BUILDINGS

## The complex:

The shopping centre consists of three buildings: the newly constructed Ratina building and the renovated 1930s functionalist buildings Ranta-Ratina [formerly known as the Autotuonti building] and Ratinan Kulma [formerly known as the Vuoltsu building]. There is interior access between the three buildings.

### Ratina

- 39,000 m<sup>2</sup>
- 7 floors

### Ranta-Ratina

- 7,600 m<sup>2</sup>
- 3 floors

### Ratinan Kulma

- 6,200 m<sup>2</sup>
- 3 floors

### Yard area:

- 4,200 m<sup>2</sup>

## Architects:

- **Ratina's design:** Jussi Murole, B&M Architects Ltd
- **Design of Ranta-Ratina and Ratinan Kulma:** Tuomo Siitonen, Tuomo Siitonen Architects Oy

## Yard areas:

- **Olympia Square:** located next to Ratina and Tampere Stadium, down from the stairs leading to Ratina Plaza
- **Ratina Plaza:** located between Ranta-Ratina and Ratina
- **Ratinan Raitti:** a passage between Ratina and Tampere Stadium
- **Ratinan Kuja:** a passage between Ranta-Ratina and Ratinan Kulma

## Interior design:

The interior design was created by Parviainen Architects Oy. The interior design concept was developed with respect for the identity and special quality of the shopping centre's historic milieu:

- Ratina's design reflects Tampere's industrial history, with the wood, metal and textile industries selected as the themes of the overall design and the shopping centre's various plazas.
- Nature and light are also important elements in the entire shopping centre's interior design and overall appearance.
- Materials that match the themes derived from the city's history have been extensively used, even in the lifts, escalators and free-standing furniture. The newly constructed Ratina building is dominated by textile-covered furniture, while the furniture in the functionalist Ranta-Ratina and Ratinan Kulma buildings features wood and metal.
- Ratina's three buildings are linked by a "copper thread" that guides customers through the shopping centre. In addition to furniture, the copper theme is reflected in the shopping centre's signage, among other things.
- The interior design theme of the restaurant world is street food, with open kitchens and visible cooking playing a key role. Wood, metal, brick and textiles are also prominently used in the restaurant world's interior design solutions.
- Ratina's toilet facilities are also very attractive. The toilet facilities in the shopping centre's newly constructed building have an industrial look that is softened by forest-themed illustrations.

## SERVICES

### Commercial concept:

Ratina is the most alluring shopping centre in Pirkanmaa. It will create new urban culture in Tampere under the theme of Our Ratina. The shopping centre's concept represents a response to the urban lifestyle that highlights the desire to have interesting experiences, spend leisure time in the city with friends and family, and enjoy restaurants and cafés. At Ratina, visitors can enjoy life and spend their leisure time in a comfortable and stylish environment that always has something new and interesting to offer. In addition to the most diverse range of shops in the city centre, Ratina will revitalise Tampere's service offering by becoming a new hub for events. In addition, more than 40 of the shops in Ratina are brands that had no previous presence in Tampere. Ratina also has the best selection of daily consumer goods in the city centre.

### Category breakdown:

- Daily consumer goods 10%
- Public services 6%
- Department stores 5%
- Cafés and restaurants 12%
- Beauty and wellness services 3%
- Interior design and home accessories 18%
- Leisure 3%
- Clothing and apparel 29%
- Other specialty retail 6%
- Other commercial services 8%

### Daily consumer goods:

Ratina has the most comprehensive selection of daily consumer goods in the city centre. The shopping centre's tenants include two large daily consumer goods retailers, an Alko shop and an Apteekki pharmacy that will open later in the autumn.

### Other facilities and services:

Pirte—former Tullinkulma Occupational Health Centre—will move its head office to the Ratina shopping centre and offer occupational health and well-being services in the new and spacious premises.

Sponda's award-winning coworking concept MOW [Mothership of Work] will expand to Tampere and Ratina in autumn 2018. MOW Supernova in Ratina will provide flexible working space for 300 entrepreneurs and employees in the best location in Tampere.

### Families with children:

Ratina is a family-friendly shopping centre where the needs of families with children have been carefully taken into account. There are comfortable, bright and spacious childcare facilities on the first and third floors of the newly constructed Ratina building. The Mini-Ratina playroom for children will open on the third floor in May. Ratina will host several events aimed at families, and the city's first Moomin Café will open in the Ratina Kulma building in June.

## SHOPS

### Anchor tenants:

Ratina's daily consumer goods retailers are Alko, K-Supermarket and Lidl, and examples of fashion brands include Halonen, H&M, Monki, New Yorker and Zara.

There will be 28 cafés and restaurants in the shopping centre, 16 of which are new to Tampere. Examples of Ratina's restaurants and cafés include Periscope by Arto Rastas, Espresso House, Hanko Sushi, Sandro and Tortilla House.

Ratina will also appeal to interior design enthusiasts by bringing brands such as Clas Ohlson, Eurokangas, Finlayson, Granit, Vallila, Vepsäläinen and Värisilmä to the city centre.

### RATINA

#### FLOOR 1

**Apteekki** / coming later [apteekki.fi], **Alko** [alko.fi], **BR-Lelut** [br-lelut.fi], **Candy Town** [filmtown.fi/candytown], **Clas Ohlson** [clasohlson.com], **DNA** [dna.fi], **Eat Your Greens** / coming later [eatyourgreens.fi], **EGO** [yliopistonapteekki.fi/ego], **Elisa** [elisa.fi], **Fafa's** / coming later [fafas.fi], **Finlayson** [finlayson.fi], **Fonum** [fonum.fi], **Hairlekiini** [hairlekiini.fi], **Halonen**, also on the 2nd and 3rd floors [halonen.fi], **It's Pure** [itspure.com], **Juhlamaailma** [juhlamaailma.fi], **Jungle Juice Bar** [junglejuicebar.com/fi], **K-Supermarket Ratina** [k-supermarket.fi], **Kruunukaluste Pop Up** [kruunukaluste.fi], **Lautapelit.fi** [lautapelit.fi], **Lidl** [lidl.fi], **Life** [life.fi], **Marjex Bar** / coming later [marjex.fi], **Nissen** [nissen.fi], **Pelaamo** [pelaamo.fi], **Picnic** [picnic.fi], **Sandro** / coming later [sandro.fi], **Silmäasema** [silmaasema.fi], **Spice Ice** [spiceice.fi], **Suomalainen Kirjakauppa** [suomalainen.com], **Sunwok** [sunwok.fi], **Tempur Sleep Centre Pop Up** [sleepcentre.fi], **Teknikmagasinet** [teknikmagasinet.fi], **Vallila** [vallila.fi], **Värisilmä Showroom** [varisilma.fi], **Wauva** / coming later [wauva.com], **Zici Maalaiskana** [zici.fi]

#### FLOOR 2

**Aarikka** [aarikka.fi], **BonAge** [bonageskincare.com], **Body Shop** [thebodyshop.fi], **Bomerpu** [ratina.fi/liikkeet/-/765/bomer-pu], **Burger King** [burgerking.fi], **Change Lingerie** [change.com], **Classic Pizza Restaurant** [classicpizza.fi], **Dick Johnson** [dickjohnson.fi], **Espresso House** [fi.espressohouse.com], **Esprit** [esprit.fi], **GANT** [fi.gant.com], **Gina Tricot** [ginatricot.com], **Glitter** [glitter.fi], **Granit** [granit.com], **Guess** [guess.eu], **H&M**, also on the 3rd floor [hm.com], **Halonen**, also on the 1st and 3rd floors [halonen.fi], **Instrumentarium** [instru.fi], **Kappahl** [kappahl.com], **KICKS** [kicks.fi], **Kultajousi**

[kultajousi.fi], **Lindex**, also on the 3rd floor [lindex.com], **Linkosuo** [linkosuo.fi], **Monki** [monki.com], **New Yorker** [newyorker.fi], **Putiikki Rannalla** [putiikkirannalla.fi], **Superdry** [superdry.fi], **Synsam** [synsam.fi], **Timanttiset** [timanttiset.fi], **Ur&Penn** [facebook.com/uropenn.suomi], **Zara**, also on the 3rd floor [zara.com]

#### FLOOR 3

**Body Action** [bodyaction.fi], **Click Shoes** [clickshoes.fi], **Eerikin Pippuri** [eerikinpippuri.fi], **Finnmari** [finnmari.fi], **Gide** [gide.fi], **Goodwear** [goodwear.fi], **H&M**, also on the 2nd floor [hm.com], **Halonen**, also on the 1st and 2nd floors [halonen.fi], **Hanko Sushi** [hankosushi.fi], **Kotipizza** [kotipizza.fi], **Kung Food Panda** [kungfoodpanda.fi], **Lastenvaatelike Blaa Pop Up** [blaa.fi], **Lili** [sisustuslili.fi], **Linda Mode** [lindamode.fi], **Lindex**, also on the 2nd floor [lindex.com], **Luhta Brand Store** [luhtabrandstore.com/fi\_fi], **Newbie** [kappahl.com/fi-FI/newbie-start], **OP Koti Pop Up** [op-koti.fi], **P.A.Z** [facebook.com/pazfinland], **Polarn O. Pyret** [polarnopyret.fi], **Reima** [reima.com], **Ristorante Momento** /coming later [ristorantemomento.fi], **Roberts Coffee** [robertscoffee.com], **Salaattiasema** [salaattiasema.fi], **Sisustus Boppis Pop Up** [boppis.com], **Top Sport** [topsport.fi], **Tortilla House** [tortillahouse.fi], **Tratto** [facebook.com/ravintolatratto], **Your Face** [yourface.fi], **Zara**, also on the 2nd floor [zara.com]

#### FLOORS 4-5

**Pirte** [pirte.fi]

#### FLOORS 6-7

**Periscope** / coming later [ravintolaperiscope.fi]

**RANTA-RATINA****FLOOR P1****Hohtogolf West Coast** [hohtogolf.fi]**FLOOR 1****Ciao Caffè** [ciaocaffe.fi/home], **Digiman** [digiman.fi], **Faunatar** [faunatar.fi], **Iloinen Keittiö Pop Up** [iloinenkeittio.fi], **iTapsa** [itapsa.com], **Pancho Villa** [panchovilla.fi], **Vitabeauty** [vitabeauty.fi]**FLOOR 2****Brewdog** / coming later [brewdog.com], **Hesburger** [hesburger.fi], **MOW**, also on the 3rd floor / coming later [mow.fi]**FLOOR 3****Fitness24Seven** [fi.fitness24seven.com/fi], **MOW**, also on the 2nd floor / coming later [mow.fi]**RATINAN KULMA****FLOOR 1****Eurokangas** [eurokangas.fi], **Teekauppa TakeT** [take-t.fi], **Vepsäläinen**, also on the 2nd floor / coming later [vepsalainen.com]**FLOOR 2****Iittala** / coming later [iittala.com/fi/fi/home], **Mumin Kaffe** / coming later [muminkaffe.com], **TallinkSilja** / coming later [tallinksilja.fi], **Vepsäläinen**, also on the 1st floor / coming later [vepsalainen.com]**FLOOR 3****Silmäluomileikkaukset** / coming later [silmaluomileikkaukset.fi], **Öga Silmäsaaraala Oy** / coming later [silmakirurgia.fi]**Shops and services that are new to Tampere:** More than 40 of the shops in Ratina are brands that had no previous presence in Tampere.

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• BomeR pu</li> <li>• BonAge</li> <li>• Brewdog (coming later)</li> <li>• Ciao Caffè!</li> <li>• Click Shoes</li> <li>• Eat Your Greens!</li> <li>• Eerikin Pippuri</li> <li>• EGO</li> <li>• FinnMari</li> <li>• GANT</li> <li>• Goodwear</li> <li>• Granit</li> <li>• Guess</li> <li>• H&amp;M Home</li> <li>• Hanko Sushi</li> <li>• Hohtogolf West Coast</li> </ul> | <ul style="list-style-type: none"> <li>• Iloinen Keittiö Pop Up</li> <li>• Iittala</li> <li>• Juhlamaailma</li> <li>• Kung Food Panda</li> <li>• Lastenvaateliike Blaa Pop Up</li> <li>• Lautapelit.fi</li> <li>• Luhta Brand Store</li> <li>• Monki</li> <li>• MOW</li> <li>• Mumin Kaffe</li> <li>• New Yorker</li> <li>• Newbie</li> <li>• P.A.Z.</li> <li>• Periscope</li> <li>• Reima</li> <li>• Salaattiasema</li> </ul> | <ul style="list-style-type: none"> <li>• Sandro (coming later)</li> <li>• Silmäluomileikkaukset (coming later)</li> <li>• Sisustus Boppis Pop Up</li> <li>• Superdry</li> <li>• Sunwok</li> <li>• Teekauppa Take T</li> <li>• Tortilla House</li> <li>• Tratto</li> <li>• Wauva (coming later)</li> <li>• Vitabeauty</li> <li>• Zara</li> <li>• Zici maalaiskanaravintola</li> <li>• ÖGA - pieni silmäsaaraala (coming later)</li> </ul> |
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## COMING TO THE SHOPPING CENTRE

### By car:

The Ratina indoor car park has two-lane entrances and exits located on Tampereen valtatie and Suvantokatu. There are several direct connections from the indoor car park to the shopping centre itself.

### Public transport connections:

The shopping centre is easily accessible by local buses in Tampere. Ratina will have its own bus stop on Vuolteenkatu for bus 32. Bus 32 will start operating after the shopping centre's grand opening. Several buses of Tampere and other municipalities in the Tampere region (in winter and spring 2018: 1, 4, 10, 11, 12, 14, 21, 26, 31, 33, 34, 35, 43, 50, 51, 52, 53, 54, 55, 85 and 95) have stops in front of Ratina and in front of the bus station.

Ratina is located only about 700 metres from the railway station and 50 metres from the bus station.

### Pedestrians:

Ratina is located in the heart of Tampere, which makes the shopping centre easily accessible by foot. The newly constructed Ratina building has a total of five entrances, with ground floor entrances at Olympia Square, Ratinan Raitti and Tampereen valtatie. Second floor entrances are accessible via Ratina Plaza and Vuolteenkatu. Ranta-Ratina's entrances are located on Suvantokatu and Ratina Plaza, while Ratinan Kulma has entrances on Hatanpään valtatie, Vuolteenkatu and Ratinan Kuja.

A new 200-metre bicycle and pedestrian tunnel will be opened for use at the same time as the shopping centre. The tunnel connecting Suvantokatu and Ratinanranta is the longest bicycle and pedestrian tunnel in Tampere.

## ENVIRONMENTAL RESPONSIBILITY

### Energy-efficient Ratina:

At Ratina, located in the heart of Tampere, environmental responsibility and energy efficiency were taken into account starting from the shopping centre's design phase. The shopping centre was designed to meet the requirements for BREEAM® Very Good environmental certification.

Ratina features several technical solutions that promote eco-friendliness and energy efficiency:

- The cooling systems utilise the cold water masses that flow through Ratina Bay. This has a significant impact on the shopping centre's energy efficiency: the use of cold water from the bay reduces the consumption of electricity for the shopping centre's cooling by an estimated 75% compared to typical cooling systems that use air condensers.
- The heat generated by the refrigeration equipment of shops will be used for heating the property.
- The air that circulates through the shopping centre will be used to heat the parking facilities.
- There are a total of 26 charging stations for electric cars on both levels of Ratina's indoor car park. The charging stations are intended for hybrid and electric cars.
- The general lighting of the shopping centre and its shops is based on energy-efficient LED lights.

- In addition to technical solutions, the choices of equipment and materials at Ratina were made with the aim of maximising responsibility.
- The shopping centre will collect, sort and recycle waste as efficiently as possible. The shopping centre has a recycling station that is available to its customers. People can bring glass, cardboard, energy waste, metal, paperboard, fluorescent lights and batteries to the recycling station.
- Ratina is committed to using electricity generated from renewable sources. The shopping centre has acquired guarantees of origin for Nordic EKOenergy certified wind power production to cover all of the electricity consumed by the property itself. EKOenergy is an international ecolabel developed by the Finnish Association for Nature Conservation.

### BREEAM® environmental certification:

Sustainable development and strict environmental requirements have been integral aspects of the project starting from its design management. The shopping centre's design phase was certified with a BREEAM® Very Good environmental certificate, and the certification process has continued during the construction phase. The aim is to secure BREEAM® Very Good environmental certification for the entire shopping centre.

**Sponda Plc:**

Sponda Plc is one of Finland's largest property investment companies and a developer of vibrant urban centres. Sponda owns, leases and develops office and retail properties and shopping centres in Finland's largest cities. Sponda uses innovative customer-focused solutions and high-quality property maintenance to actively create best practices in its industry and act responsibly in developing the environment and cityscapes. The leasable area of the Sponda Group's investment properties is approximately 1.2 million m<sup>2</sup>, comprising office and retail premises as well as logistics properties. The fair value of the investment properties is approximately EUR 3.9 billion. Sponda has been owned since 2017 by the highly regarded international investment company Blackstone, whose associated funds have global property assets valued in excess of one hundred billion dollars.

**Images:**

[media.sponda.fi/bank/medialle/ratina](https://media.sponda.fi/bank/medialle/ratina)

**More information:**

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The Sponda logo consists of the word "SPONDA" in white, uppercase, sans-serif font, centered within a dark blue rounded rectangular background.