

demand from retailers for top schemes as European economies recover could stimulate development, JLL said.

The total EMEA pipeline for 2010 equates to 8.5 million m2 of new shopping centre space. This is 25% lower than the forecast made for the same period back in December 2008, and includes a high proportion of schemes that were originally planned to open in 2009 but were subsequently delayed due to the financial crisis. The actual level of openings in 2010 is likely to reduce further still, JLL warned.

James Dolphin, Head of pan-European Retail Agency at Jones Lang LaSalle, said: 'Retailer demand is strong for prime shopping centres in the best locations, with many international brands looking to expand their presence across the region and tap into the large high-spending catchments. In the markets where demand is strongest, such as Germany and Italy, it could be a catalyst for some recovery for pipeline product. Italy in particular lacks route to market options for new entrants given the low number of high quality shopping centres, but less nervousness around the economy and consumer spending compared to Spain for example has brought it to the fore of retailers' thoughts which should benefit further development.'

During 2009, almost six million m2 of new shopping centre space was developed across Europe, a 28% decline on 2008 levels, bringing an end to three years of consecutive development growth, JLL's research shows. Russia remained the most active market, representing 21% of the total increase in European stock.

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Savills cautious on 2010 after loss-making year in Europe

London-based real estate adviser Savills said losses at its Continental European operations widened to £9.6 mln (EUR 10.6 mln) in 2009 from £7.8 mln in 2008 as the European business was hit by the decline in investment transaction advisory work. The loss came after a 17% decline in revenue to £28.3 mln from £34.2 mln in 2008. In constant currency, the underlying decline was 26.5%, reflecting the continued weakness in European markets.

After a difficult first half, Savills said there was some improvement in market sentiment during the second half with more transactions completing as investor appetite focused on prime assets in key locations. In addition, prime yield compression in the UK turned investor attention to similar value propositions in the major Continental European cities. Significant restructuring measures implemented over the course of 2009 resulted in gross annualised savings of £13.7m, approximately 20% of the annual cost base, at a cost of approximately £2 mln.

Commenting on the preliminary results, CEO Jeremy Helsby said that Savills was maintaining its 'cautious stance'. He predicted that the company's overall performance in 2010 would be similar to that of 2009, although the contributions of individual businesses may vary. 'We remain, however, well positioned with a strong balance sheet to continue our strategy of building the business and pursuing selected investment opportunities should they arise.'

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What the dealmakers say

Cash-rich P3 clinches CEE development contract

PointPark Properties (P3) has been awarded a contract to develop a 20,000 m2 shed facility in Central Europe for a firm active in the car-making industry after the initial developer approached was unable to raise the requisite financing.

Ian Worboys, CEO of P3, received a call from the client during an interview with PropertyEU at the Mipim real estate fair in Cannes on Thursday. P3 had been contacted by the client two weeks before when it emerged the other developer 'might not be able to perform'. The client contacted P3 offering the project when this was confirmed. At the end of the interview, Worboys left to finalise negotiations about the development project.

P3 is a wholly owned subsidiary of Arcapita Industrial Management, the specialist logistics real estate investment management arm of Bahrain-based boutique investment bank Arcapita. Arcapita acquired P3 in 2008 and transferred its European assets to the firm, which now has 1.5 million m2 of existing warehouse assets and 800,000 m2 of land with consent for development. Worboys: 'To use a surfing analogy Arcapita are allowing us to grow by positioning ourselves to ride the wave as it is breaking.'

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CBRE targets growth from corporate services in Europe

Consultancy and management services for corporate end-users will be one of the fastest-growing activities for CB Richard Ellis in Europe in the coming years, Michael Strong,