



Leasing Presentation

Economic Environment

Centro Lugano Sud is strategically located in Canton Ticino, near Lugano — Southern Switzerland's main economic hub and the country's third financial center after Zurich and Geneva.

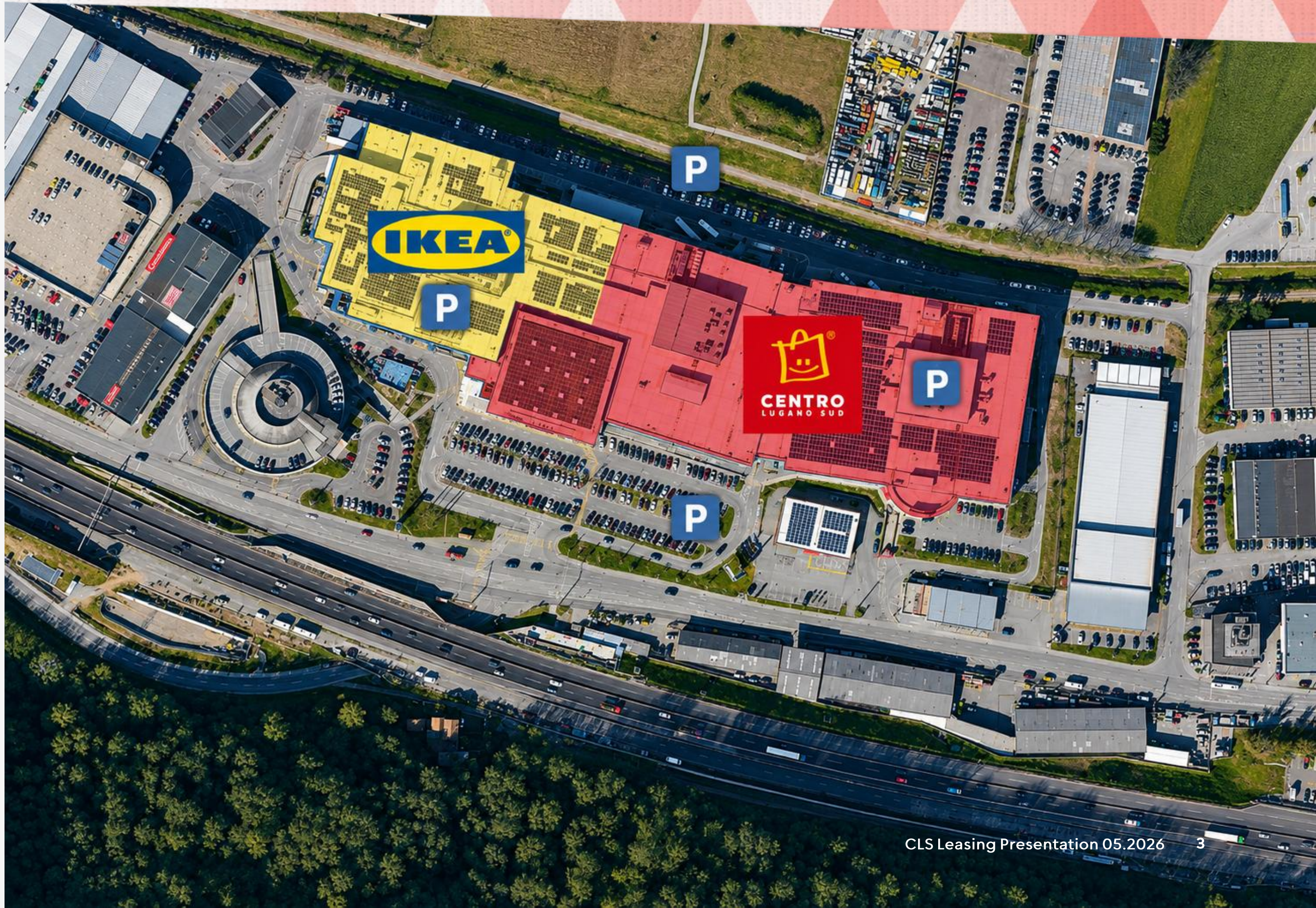
International brands such as VF International, Prada, Guess, Hugo Boss and Armani have established operations in Ticino, reinforcing the region's international appeal and economic strength.



Position

Centro Lugano Sud is strategically located in the Grancia commercial district, one of Ticino's leading retail hubs, with a strong concentration of retail, services and business activities, including the region's only IKEA store.

Positioned directly next to the Lugano Sud A2 motorway exit, the center benefits from excellent accessibility and high visibility along Switzerland's main north-south corridor, generating consistent customer flows, strong destination appeal and cross-shopping potential.



Centre in a nutshell

2 Mio

Footfall (without IKEA)

22'000

m2

2

Floors

~50

Shops and Services

4

Dining options

1040

Parking lots

20

E-rechargeable stations

Centro Lugano Sud stands out as a high-performing retail destination, combining a modern, family-centric experience with an exclusive lineup of powerhouse anchor tenants.



A Family oriented experience

Centro Lugano Sud is designed with families in mind, offering dedicated spaces and services that make every visit comfortable and enjoyable.

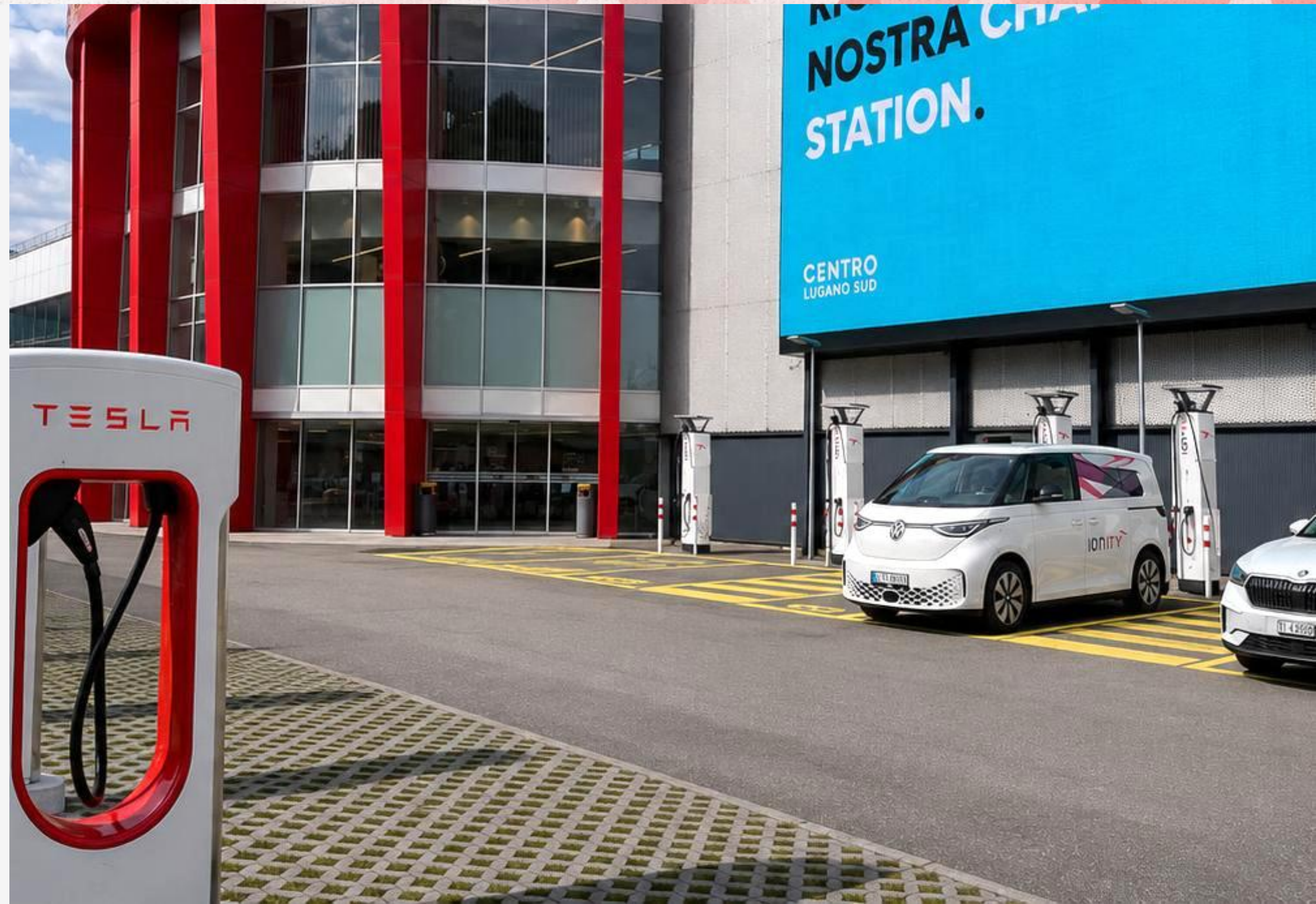
- A welcoming lounge area where parents can relax
- A baby & kids service designed for young children, Lugano Junior, initiative offering playing activities and services for children

A place where families feel at ease — encouraging longer stays and repeat visits.



Sustainability & Long-Term Vision

Sustainability is a core pillar of the long-term vision, driving responsible growth and lasting value for people, communities and the environment. The approach prioritizes energy efficiency, sustainable infrastructure and the use of solar panels to support the transition toward a low-carbon future, in line with the principles of Fondo Clima, the Paris Climate Agreement and the United Nations Sustainable Development Goals (SDGs).



Floor Plans

Ground Floor Plan



First Floor Plan



Marketing

Tenants ADV at site

Centro Lugano Sud offers a wide range of advertising opportunities designed to maximize brand exposure both inside and outside the mall. The media ecosystem includes digital walls, LED systems, art walls, large-format displays and additional tailor-made communication solutions.

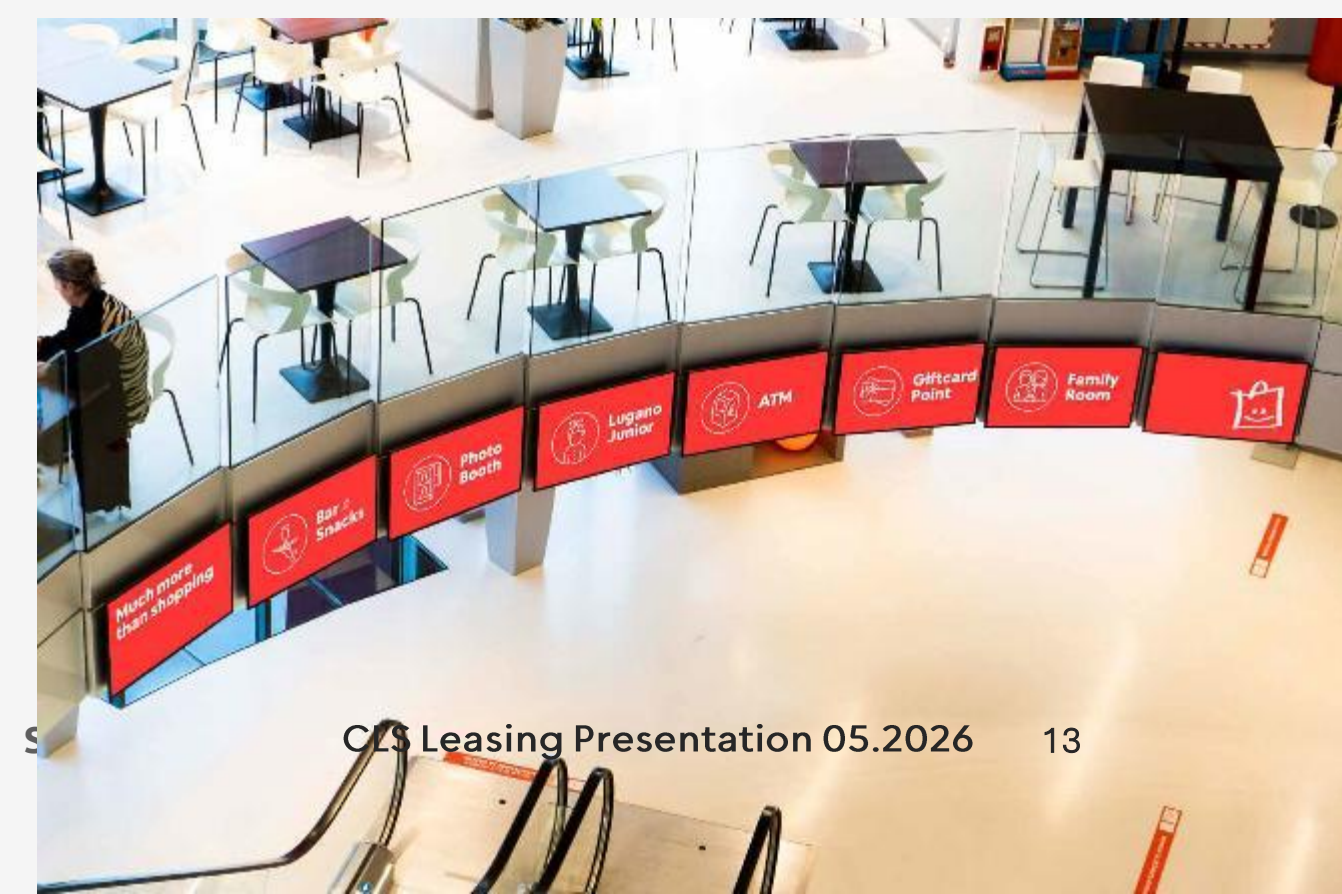
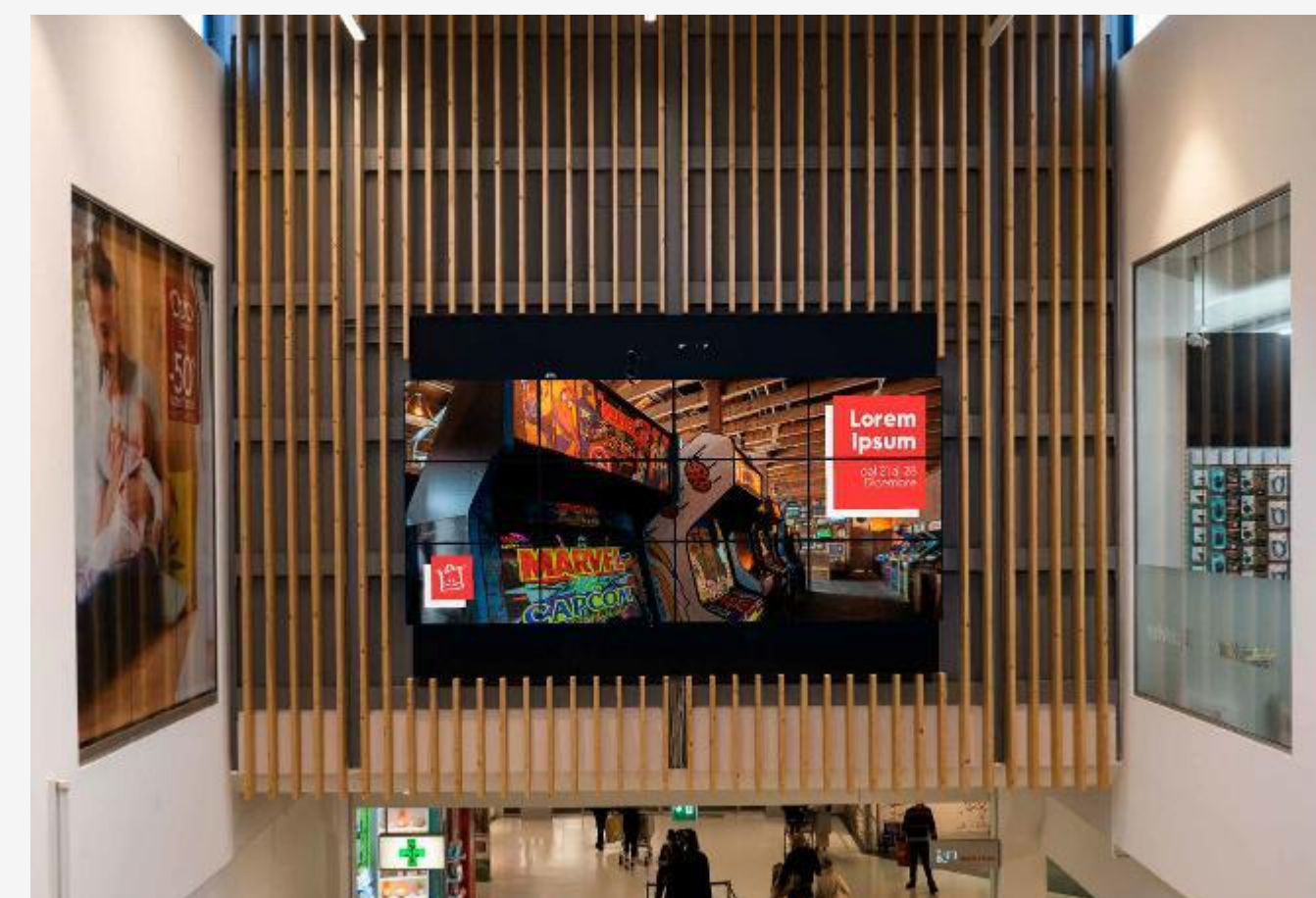
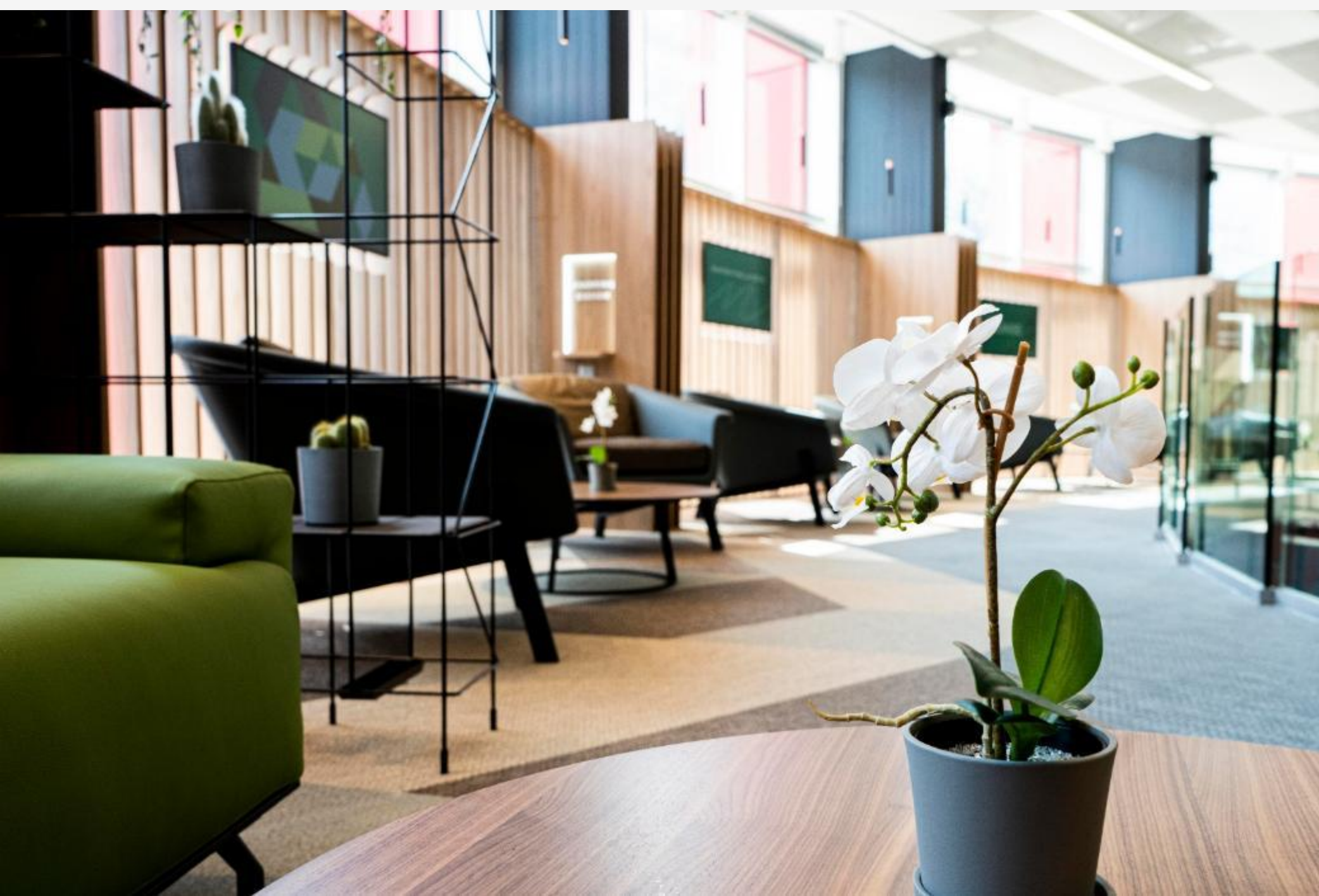
Inside the shopping center, an integrated LED wall system supports medium and large full-color screens located in high-traffic areas such as elevators, escalators and the main gallery. These placements create multiple touchpoints along the customer journey, ensuring high visibility and repeated interaction with visitors.



Events

Throughout the year, Centro Lugano Sud hosts a wide range of initiatives focused on families, lifestyle, entertainment, culture and brand activations, transforming the shopping center into a dynamic and highly experiential environment. Thanks to its strong footfall and outstanding indoor and outdoor visibility, every event becomes a valuable opportunity for commercial partners to engage directly with audiences in an authentic and memorable way.





For Leasing Opportunities



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