



Rioja, a retail property
development and asset
management specialist,
bringing people together
to create inspiring,
successful retail schemes.

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EXPERTISE
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1 Rioja team meeting with Tim Sansom (far left) and Giles Membrey (far right).

Peter Ralph —
Finance Director
Anglo Irish Bank Corp.

"It was great to work with people who understand the financial pitfalls and can talk on my level."

Since being established over eight years ago, Rioja has built a European wide reputation for initiating and managing high quality mixed-use developments. Giles Membrey who originally founded the company, together with Director, Tim Sansom, have over forty years combined experience in development and agency practice.

Rioja provide a complete range of expertise that can take a project from initial site identification and acquisition through to full commercial development and final delivery. Rioja work with all key stakeholders at every stage of the process turning visions into a reality.

1
Rioja team meeting with Tim Sansom (far left) and Giles Membrey (far right).

PARTNERSHIPS



1

1 Successfully completed scheme in Budapest.

Jim McKeag —
Chief Executive
J. H. Turkingtons

"The whole process went smoothly from start to finish and I look forward to working with Rioja again in the future."

PARTNERSHIPS

The company has focused on developing joint venture partnerships on specific projects. Rioja's success is built on a rare ability to bring the right people together with the right expertise and with a sympathetic understanding. By working closely with tried and trusted partners we can resolve complex issues such as spreading financial risk, debt and equity security.

Each new project offers an exciting new joint venture, and our extensive coordination and management expertise provides the bond for success.

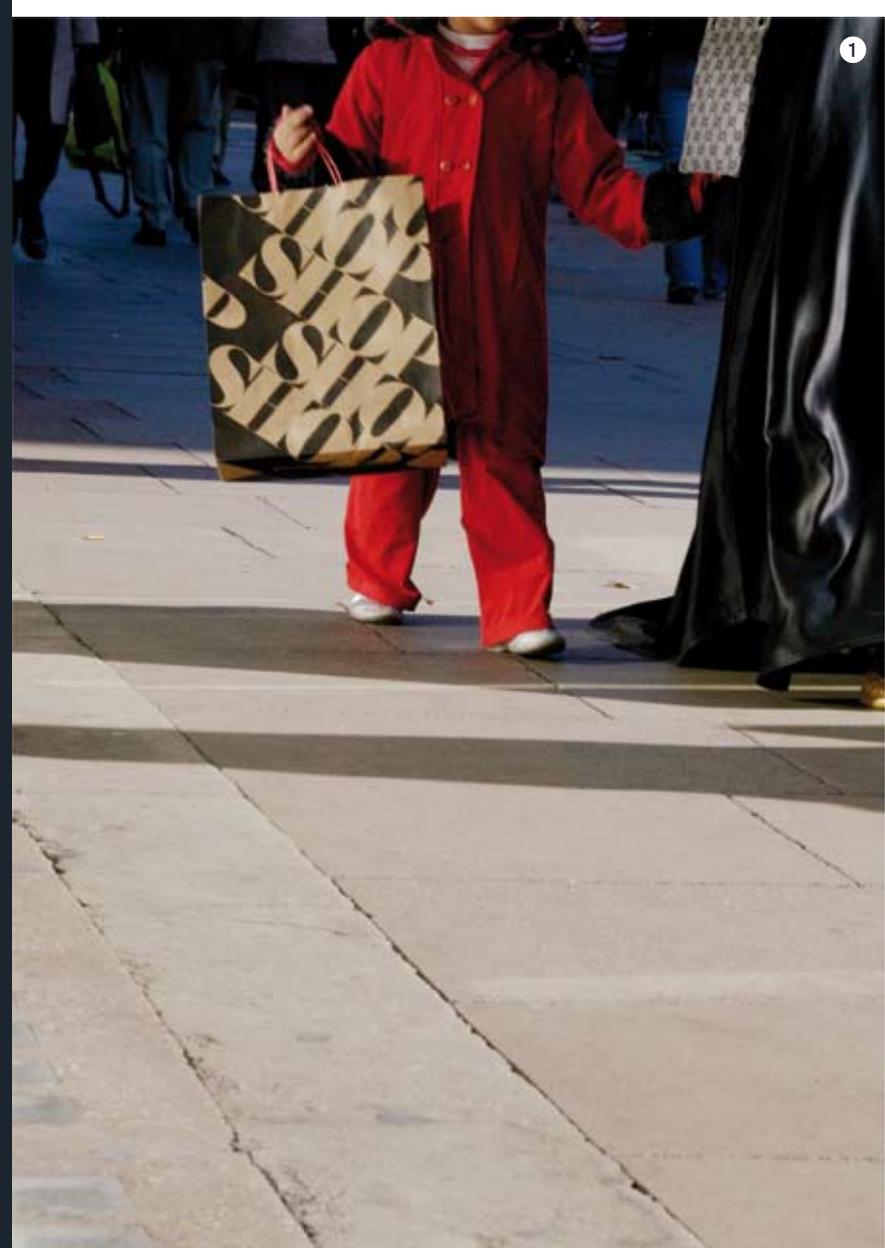
Partners include:

- Anglo Irish Bank
- B&Q
- Bank of Scotland
- J H Turkington
- Miller Developments
- Raiffaisen Bank
- Richardson Developments
- Prudential
- R J McKinney
- ROK

1

Budapest
during
Phase two.

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PROCESS
—



- ① Shoppers enjoy a day out in Budapest.
- ② Team meeting, looking over plans.

PROCESS



2

1

Shoppers enjoy a day out in Budapest.

2

Team meeting, looking over site plans.

Michel de Souza —
President
CCBB

"Le Village des Alpes, near Geneva, is a major project for the town of Bellegarde and the region. Local residents and businesses have been involved with the scheme from the start and we very much look forward to a successful completion of the scheme. The developers have demonstrated a very professional approach."

At Rioja we believe that places only really work if all stakeholders are consulted and kept informed throughout the entire planning and development stages. On all of our schemes we work rigorously with national, regional and local agencies. By consulting extensively with local people and staff who might work in the developments, we are able to take projects from concept, through to planning to final delivery with the minimum resistance and without incurring additional expense.

- 1 Shoppers enjoy a day out in Budapest.
- 2 Team meeting, looking over plans.



1
B&Q site in
Craigavon.

Geoff Coe —
Head of Estates
Reigate & Banstead
District Council

"Rioja's approach to sustainable developments and the wider regeneration issues have been very impressive."

All of our schemes are developed with a sensitive consideration for the existing local infrastructure, the people and environment around our developments. We want places to work and survive long into the future, providing a positive impact for local people, and a successful outcome for our commercial partners.

1
B&Q site in
Craigavon.

SUCCESS



1 Premier Outlet Centre in Budapest.

Lazlo Vancsko —
Managing Director
Raiffeisen Ingatlan

"Working with Rioja
Developments in
Budapest has been
a most enjoyable and
successful experience.
They have been involved
in the most successful
outlet centre in Hungary."

1
Factory
outlet site in
Budapest.

In recent years, Rioja has completed a variety of schemes from large commercial retail warehouse developments in the UK to a fully integrated factory outlet development in Budapest. We are continually developing partnerships and links in new areas with an exciting list of projects in the pipeline, covering developments in the UK and Europe, including France, Hungary, Latvia and the Ukraine.

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For more information about working
with Rioja Developments on current
of future projects please call Giles
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