



Certificado

NORMA AIS 1/2018

NEPTUNE LAS ROZAS OUTLET, S.L.U.
Nº AIS 1177 ESP 2022

Centro Comercial Las Rozas TSO
Las Rozas – Madrid (España).
Titular

AIS 1/2018
Norma Verificada

Entorno construido anterior a
2010
Modalidad de Certificación

3 Estrellas
Grado de Accesibilidad

Renovación de Certificado
Protocolo de Certificación

0001 EESP AIS1
Licencia de Entidad Autorizada

11 de noviembre de 2022
Fecha de Emisión

10 de noviembre de 2025
Periodo de Validez

15 de octubre de 2019
Fecha de Primera Emisión

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Esther Bienes Pinedo, Presidenta Fundación ARS

Certificado aprobado por el Comité Dictaminador de Fundación para la Accesibilidad y la Responsabilidad Social en base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada.



Dictamen - Certificado N.º AIS 1177 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro comercial Las Rozas The Style Outlets, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Calle Pablo Neruda, s/n. Las Rozas (Madrid, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 3 Estrellas.

La modalidad Entorno Construido se aplica a instalaciones donde debido, por ejemplo, a su fecha de construcción, tipología, uso y / o grado de protección, la incorporación de adaptaciones tiene limitaciones, aplicando criterios de ajustes puntuales razonables y tolerancias que permitan arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejora para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y vigencia de este certificado está sujeto a una revisión y verificación anual del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas establecidos (ET-IMQ-AIS).

Alcance de la Certificación

Se ha definido el alcance de la verificación y certificación en esta instalación para las áreas comunes destinadas a uso comercial a las que el público puede acceder.

La parcela se encuentra en la Calle Pablo Neruda de Las Rozas, en su estado actual la edificación del Centro Comercial Las Rozas The Style Outlets consta de un módulo que se configuran entorno a un aparcamiento y un vial peatonal.

Se inauguró en el año 1996 y en el año 2017 se lleva a cabo una amplia remodelación con el objetivo de seguir mejorando la experiencia de los clientes en el centro.

El Centro Comercial está destinado exclusivamente a uso comercial de tiendas. Se desarrolla en una única planta, enrasada con la vía peatonal. Dispone de dos accesos en la fachada principal del edificio. Dispone de área de servicios higiénicos y aparcamiento de superficie que conecta peatonalmente con los accesos al edificio. Hay 396 plazas de las cuales 12 están reservadas para PMR. Dispone de 3 aseos adaptados.

El centro se encuentra en una zona fuera del casco urbano por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta el centro en vehículo privado, llegando algunos andando desde zonas colindantes.

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Prestaciones Acreditadas

El estudio realizado en el Centro Comercial Las Rozas The Style Outlets ubicado en Calle Pablo Neruda, s/n. Las Rozas (Madrid, España), ha implicado el procesamiento y análisis de un total de **328 registros** (ítems relevantes). En base a la modalidad de certificación **Entorno Construido de Instalación y Puesta en Servicio anterior a 2010**.

	Acreditados	No acreditados
Total Items	289	39
Excepciones	-	19
Tolerancias	4	-
Total Computable	289	20
Porcentaje de ítems acreditados		94,14%

Se han acreditado positivamente todos los requisitos condicionantes para la calificación en grado 3 Estrellas, siendo estos los siguientes:

AP01, AP08, AP10, AP12-SEN, ASEO01, ASEO2, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO19, ASEO22, ASEO25, ASEO43-SEN, DER40, DER41, DER41, DER45, DER55, EVAC01, EVAC06-SEN, ITH01, ITH05, ITH10 ITH17-SEN, ITH28, MOB03, PAV01, PAV07, PU01, PU02, PU03, PU04, PU07, PU09, PU10-SEN, PU14, PU18 y SEN01.

Este inmueble, ha superado todos los requerimientos para la calificación en grado 3 Estrellas.

A continuación, se realiza una síntesis de las prestaciones acreditadas para el nivel alcanzado.

Itinerario Horizontal peatonal desde vía pública a parcela

- El hueco de paso es adecuado, los espacios de maniobra en el punto de acceso son correctos.
- El acceso está señalizado visualmente.
- El pavimento es duro, transitable y antideslizante.

Itinerario horizontal exterior desde aparcamiento de superficie hasta la zona comercial

- Los pavimentos del itinerario exterior existentes son firmes, antideslizantes, sin perforaciones, juntas ni resaltos, relieves o huecos
- Los vados peatonales disponen de ancho variable adecuado y uno de ellos dispone de señalización podo táctil con contraste de color. Están enrasados con la calzada.
- La isleta existente está enrasada con la calzada y dispone de pavimento podo táctil con contraste cromático.
- Las aceras disponen de un ancho variable adecuado.
- En cuanto al pavimento, es duro y transitable y el paramento horizontal y vertical presentan contraste de color y textura
- Los bancos disponen de diseño y medidas adecuadas.
- Las áreas de vegetación/plantas están delimitadas por un zócalo con medidas adecuadas.
- El mobiliario disponible al público en el exterior cuenta con altura, anchura y espacio inferior del asiento correctos, cuentan reposabrazos, disponen con espacio lateral junto a estos para ubicar usuarios en silla de ruedas y los bancos cuentan con espacio inferior libre. Las papeleras y paragüeros disponen de diseño y alturas de boca accesibles.
- Los bolardos de los accesos cuentan con una alineación y anchura adecuados



Accesos peatonales a la zona comercial

- Las rampas exteriores de acceso peatonal disponen de ancho, longitud y pendientes adecuadas. La longitud de rellano al inicio y al final de estas es correcta.
- El pavimento es duro, transitable y antideslizante.
- Los accesos disponen de señalización clara y los vidrios disponen de señalización mediante vinilos
- Disponen de felpudo encastrado en el suelo.

Las puertas disponen de contraste cromático con el fondo donde se emplazan, son correderas automáticas con detector de presencia. El hueco de paso es adecuado (en anchura y altura), los espacios de maniobra en el punto de acceso son correctos tanto en el exterior como en el interior.

Itinerario Horizontal interior

- Pavimento del vial comercial es firme y transitable, sin elementos salientes ni obstáculos ocasionados por mobiliario o similar.
- La anchura y altura de los pasillos es adecuada y permite el giro en los cambios de dirección a personas usuarias de silla de ruedas. Se disponen espacios de maniobra de diámetro superior a 1,50 m.
- Los itinerarios peatonales dentro del centro disponen de contraste cromático e iluminación adecuados y los paramentos horizontal y vertical presentan contraste de color y textura.

Servicios Higiénicos

- El inmueble cumple con la dotación requerida.
- Sus pavimentos son firmes, lisos y antideslizantes en seco y en mojado y presenta contraste de textura y color con respecto al paramento vertical.
- Los aseos disponen de señalización con contraste de color y pictograma reconocido. Tanto las puertas de entrada al núcleo como la de las cabinas adaptadas están señalizadas con el SIA (símbolo internacional de accesibilidad) y pictogramas homologados con buen contraste.
- Las puertas de acceso a las cabinas abren al exterior y su ancho de paso es adecuado. Cuentan con mecanismo de accionamiento colocado a la altura adecuada, son de fácil accionamiento, cuentan con mecanismo de emergencia de desbloqueo de puertas y disponen de señalización táctil de libre/ocupado.
- Espacios de maniobra, aproximaciones a inodoro y lavabo que garantizan usabilidad.
- Los inodoros ASEO-ADAP-1 y 2 cuentan con buena altura, disponen de aproximación lateral en ambos lados y sus barras de apoyo son abatibles,



colocadas a una altura correcta, con adecuada separación entre ellas y con el diseño adecuado a la normativa.

- El accionamiento de la grifería de los lavabos cumple en tipo y altura de alcance.
- Accesorios tales como espejos, dispensadores de jabón, de papel higiénico, y perchas se encuentran situados a una altura adecuada.
- Se dispone de sistema de cordón de llamada de auxilio en el interior de las cabinas.

Comunicación e Información

- El mostrador de información cuenta con servicio de comunicación bidireccional, dispone de doble altura con espacio interior libre y permite aproximación frontal; está dotado de bucle magnético adecuadamente señalizado y de prestaciones accesibles, cuenta con plano de orientación del centro comercial, se localizan itinerarios señalizados con direccionamiento a servicios higiénicos.
- En el directorio los pictogramas y letras tienen adecuado contraste de color con el fondo.
- Se dispone de señalización de existencia de zonas de riesgo.
- La señalética cuenta iluminación, contraste cromático y localización adecuada que permite su visibilidad, está diseñada con una maquetación uniforme, con pictogramas reconocibles, con tipografía de trazo, tamaño y contraste adecuados.
- Cuenta con rótulos y señales de acceso, de direccionamiento, regulación e identificación correctos, tanto visual, como en el relieve de elementos, símbolos y caracteres reglados y el uso correcto de los textos en Braille, los cuales cuentan con tamaño de celda, ubicación y contraste adecuado
- El mobiliario disponible al público en la zona comercial cuenta con altura, anchura y espacio inferior del asiento correctos, cuentan reposabrazos, disponen con espacio lateral junto a estos para ubicar usuarios en silla de ruedas y los bancos cuentan con espacio inferior libre. Las papeleras y paragüeros disponen de diseño y alturas de boca accesibles.

Servicios Aparcamiento

- Se dispone de la dotación de plazas y se encuentran próximas a los accesos.
- Se dispone de itinerario accesible a las plazas de aparcamiento señalizado mediante cebreado.
- Las plazas de aparcamiento son en batería, cuentan con las dimensiones adecuadas y disponen de espacio de aproximación común a dos plazas accesibles.



- Las plazas de PMR están comunicadas con el itinerario accesible.
- Las plazas de aparcamiento situadas en el lado la acera, están comunicadas con ella a través de una rampa.
- Las plazas de PMR se encuentran señalizadas horizontal y verticalmente.

Evacuación

- El Centro dispone de Plan de Autoprotección.
- Se dispone de plano del centro en panel luminiscente.
- Existe itinerario de evacuación señalizado y accesible en todo el recorrido.
- Las salidas de evacuación de PU-EV-1, 2 y 3 así como las puertas PU-EV-2'y 3'son accesibles cuentan con altura, anchura correctos y permiten maniobra a ambos lados; sus mecanismos de accionamiento están ubicados a una altura adecuada y son de fácil apertura.
- Las puertas PU-EV-1', 2' y 3' presentan buen contraste en su plano de ubicación y en cuanto al mecanismo de accionamiento.
- Las rampas de evacuación están debidamente señalizadas, cumplen tanto con la pendiente longitudinal y transversal, con la anchura y longitud requeridas, tienen la longitud del rellano de inicio/ final adecuada y están libres de obstáculos
- Existe alumbrado de emergencia.
- Se dispone de alarma de emergencia auditiva y visual.
- Los extintores de la entrada están a una altura correcta al igual que las bocas de incendio los cuales disponen de señalización normalizada luminiscente.





Certificado

NORMA AIS 1/2018

NEINVER LA TOJA, S.L.U.
Nº AIS 1176 ESP 2022

Centro Comercial Coruña TSO
Culleredo – A Coruña (España).
Titular

AIS 1/2018
Norma Verificada

Entorno construido anterior a
2010
Modalidad de Certificación

3 Estrellas
Grado de Accesibilidad

Renovación de Certificado
Protocolo de Certificación

0001 EESP AIS1
Licencia de Entidad Autorizada

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Esther Bienes Pinedo, Presidenta Fundación ARS

Certificado aprobado por el Comité Dictaminador de Fundación para la Accesibilidad y la Responsabilidad Social en base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada.



Dictamen - Certificado N.º AIS 1176 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro comercial A Coruña The Style Outlets, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Avenida Alvedro, 5. Culleredo (A Coruña, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 3 Estrellas.

La modalidad Entorno Construido se aplica a instalaciones donde debido, por ejemplo, a su fecha de construcción, tipología, uso y / o grado de protección, la incorporación de adaptaciones tiene limitaciones, aplicando criterios de ajustes puntuales razonables y tolerancias que permitan arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejora para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y vigencia de este certificado está sujeto a una revisión y verificación anual del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas establecidos (ET-IMQ-AIS).

Alcance de la Certificación

Se ha definido el alcance de la verificación y certificación en esta instalación para las áreas comunes destinadas a uso comercial a las que el público puede acceder.

La parcela se encuentra en la Av. Alvedro, 5, Culleredo, A Coruña, y aloja dos módulos exentos, la edificación del Centro Comercial Coruña The Style Outlets, y otro módulo que actualmente ocupa Mercadona, que se configuran entorno a un aparcamiento (de superficie y soterrado) compartido.

Las instalaciones objeto de valoración cuentan con 2 plantas, distribuidas en 1 planta sobre rasante destinada a uso comercial y aparcamiento de superficie y 1



planta soterrada destinada a uso aparcamiento, conectadas mediante escaleras y un núcleo de ascensor compuesto por una cabina. Hay 1113 plazas de las cuales 27 son adaptadas y la ratio, por lo tanto, es inferior a la requerida. La dotación de servicios higiénicos adaptados está también resuelta.

El centro se encuentra a las afueras en la localidad de Culleredo, cerca del aeropuerto, fuera del casco urbano por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta el centro en vehículo privado, o haciendo uso de transporte público (parada de autobuses en el propio recinto del centro).

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Prestaciones Acreditadas

El estudio realizado en el Centro Comercial Coruña The Style Outlets ubicado en Avenida Alvedro, 5. Culleredo (A Coruña, España), ha implicado el procesamiento y análisis de un total de **387 registros** (ítems relevantes). En base a la modalidad de certificación **Entorno Construido de Instalación y Puesta en Servicio anterior a 2010**.

	Acreditados	No acreditados
Total Items	314	73
Excepciones	-	14
Tolerancias	6	-
Total Computable	314	59
Porcentaje de ítems acreditados		84,18%

Se han acreditado positivamente todos los requisitos condicionantes para la calificación en grado 3 Estrellas, siendo estos los siguientes:

AP08, AP09, AP10, ASC01, ASC09, ASC21, ASC22, ASC23, ASC24, ASC25, ASC40, ASC46-SEN, ASEO01, ASEO06, ASEO07-SEN, ASEO08, ASEO20, ASEO22, ASEO25, ASEO43-SEN, DER23, DER27, DER40, DER41, DER46, EVAC01, EVAC02, EVAC06-SEN, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09,

ITH10, ITH13-SEN, ITH17-SEN, ITH28, MOB02, MOB03, PAV01, PAV02, PAV03, PAV05, PAV06, PAV07, PAV08, PAV09, PU01, PU02, PU03, PU05, PU14, PU17, PU18 y SEN01.

Este inmueble, ha superado todos los requerimientos para la calificación en grado 3 Estrellas.

A continuación, se realiza una síntesis de las prestaciones acreditadas para el nivel alcanzado.

Accesos peatonales desde vía pública a parcela

- Señalización detectable y compresible por los usuarios sobre la ubicación del Centro Comercial
- Pavimento firme, sin presenta perforaciones, huecos o resaltos que interfieran el itinerario, el cual es continuo, accesible en los vados y puntos de cruce peatonales y es antideslizante en seco y mojado.
- Configuración y ancho de paso de peatones adecuado y ancho requerido
- Hueco de paso, anchura y altura, espacios de maniobra en punto de acceso.
- Señalización que facilita direccionamiento hacia itinerarios y elementos accesible, zonas y elementos de riesgo y posibles riesgos de impacto.

Accesos peatonales al centro comercial en superficie

- Pavimento exterior firme, sin perforaciones o huecos, transitable y antideslizante en zona exterior.
- Itinerarios peatonales con ancho y continuidad de ante vados, puntos de cruce y sin pendientes significativas, direccionamiento a itinerarios y elementos accesibles, espacios de maniobra correctos y hueco de paso suficiente.
- Paso de peatones elevado a cota de puerta de acceso con dimensiones adecuadas.
- Señalización para la identificación y localización de plazas de aparcamiento PMR, señalización de las zonas de riesgo y posibles impactos.
- La puerta y los paños de vidrio que componen la zona de acceso, banda de señalización con diseño que proporciona contraste en mínimos.
- Pavimento interior en zona de acceso: firme, sin perforaciones ni huecos, transitable y antideslizante, felpudo encastrado.

Accesos peatonales al centro comercial desde aparcamiento soterrado

- Pavimento firme, sin perforaciones o huecos, ni relieves que hagan interferencia con el itinerario transitable y antideslizante.



- Itinerario sin pendientes transversales ni elementos salientes, obstáculos de mobiliario o similar.
- Ancho de espacios de cruce y de espera en el espacio público.
- Huecos de paso entre bolardos adecuado.
- Diferencia cromática en paramentos vertical y horizontal.
- Itinerarios están bien iluminados, señalizados y direccionan hacia el itinerarios y elementos accesibles. Se identifican y señalizan las zonas de riesgo y de riesgo de impacto.
- Señales de direccionamiento a las plazas PMR
- Señalización de riesgos en el embarque de escalera mecánica.
- Señalización direccionando al acceso hacia núcleo vertical de escalera mecánicas y ascensor.
- Ancho y altura de viales señalizados desde plazas convencionales para uso peatonal.

Rampas

- Anchura útil de tramo de la rampa, longitud máxima de tramo, ausencia de pendiente transversal, longitud del rellano inicio/final rampa; meseta de rampa de desembarco sin obstáculos y sin interferencia de barridos de puertas.

Ascensor

- Dotación de ascensor accesible con espacio de maniobra en vestíbulo
- Espacio de maniobra en vestíbulo de ascensor, señalización podotáctil en embarque de ascensor accesible.
- Botonera exterior: Ascensor de llamada única, altura de botonera, confirmación de llamada, indicación visual y sonora de maniobra, botón en placa, iluminación al pulsar tamaño y del botón, símbolo con alto relieve y Braille.
- Botonera interior: altura, confirmación de llamada por luz, botones sobresalientes de la placa, tamaño de botones, símbolos, alto relieve y Braille, botón de alarma con contraste y pictograma reconocible, interfono disponible.
- Pasamanos: con diseño anatómico, posicionamiento, facilidad de asir, extremos al interior y sin obstaculizar botonera.
- Se señala número de planta con pegatina en altorrelieve y Braille en la jamba derecha del ascensor colocada aun altura accesible.



Itinerario Horizontal interior

- Altura libre de los pasillos y permite cambios de dirección en el espacio necesario. Sin desniveles ni elementos salientes.
- Pavimento firme y sin resaltes
- Contraste cromático y táctil entre paramentos horizontal y vertical en cada planta,
- Señales de direccionamiento y tótems.
- Variedad de mobiliario, asientos con y sin respaldo
- Papeleras accesibles dispuestas en el itinerario.

Servicios Higiénicos

Servicios adaptados

- Adecuado cumplimiento dotacional de cabinas adaptadas en todo complejo.
- Existencia de Señal H/M en puerta de núcleo y paramento en alto relieve y braille.
- Para las puertas de núcleo y de cabina:
 - Libre acceso
 - Ancho y alto de hueco de paso.
 - Espacio de maniobra, fuerza de apertura y su permanencia abierta.
 - Mecanismos de accionamiento de puerta en acceso a núcleo.
 - Altura mecanismo de accionamiento
 - Sentido de apertura de puerta hacia el exterior
 - Ancho de paso para puerta de una hoja
 - Mecanismo de emergencia para desbloqueo de puerta (en cabina).
 - Identificación visual de libre / ocupado (en cabina)
- Para las cabinas adaptadas:
 - Iluminación adecuada temporizada y detector de presencia.
 - Suelo antideslizante.
 - Aproximación frontal lavabo y accionamiento de grifería.
 - Posicionamiento de dispensadores de jabón y de papel higiénico
 - Aproximación frontal y lateral al inodoro, la lateral a ambos lados.
 - Altura inodoro.
 - Ergonomía del mecanismo de descarga.



- Barras de apoyo separación inodoro
- Barras de apoyo abatibles inodoro
- Sistema de alarma (sin confirmación de llamada)

Salas de Lactancia

- Señalización en alto relieve y braille.
- Acceso controlado con punto de llamada.
- Sentido apertura de puerta, fuerza de apertura, ancho y altura del hueco de paso y espacio de maniobra.
- Accionamiento manual de puertas (permanencias abiertas), altura y ergonomía del mecanismo de accionamiento
- Iluminación temporizada con detección de presencia.
- Suelo antideslizante
- Espacio maniobra suficiente para giros,
- Papelera / Contenedores higiénicos sin requerir accionamiento.

Comunicación e Información

- Dotación de Punto de atención accesible con mostrador a doble altura, aproximación frontal y bucle magnético.
- Pantallas y tótems digitales a altura accesible.
- Planos de planta que que identifican itinerarios hacia puntos concretos.
- Directorios y señales indicando líneas de desplazamiento básicos
- Señalización básica identificativas de puntos de atención, aseos
- Señales que describen servicios, normas de uso, horarios
- Elementos de señalización e información iluminados, visibles y legibles.
- Contraste entre la información de los rótulos y elementos y el fondo donde se instalen.
- Tamaño y la tipografía de letra son de fácil lectura.
- La información clara y concisa y apoyada en pictogramas reconocibles fácilmente.
- La iconografía de fácil comprensión, mejorable
- Existencia de pantallas de visualización de datos

Servicios Aparcamiento

- Itinerarios accesibles asociados a plazas convencionales y plazas PMR.
- Plazas PMR próximas a los accesos.

- Dimensión de plazas.
- Espacio de aproximación de plazas en batería (integrado en la plaza).
- Señalización de plazas en pavimento y, en aparcamiento de superficie también señal vertical.
- Dotación de plazas de aparcamiento para usuarios con vehículos de alta ocupación (familiares).

Evacuación

- Medidas para la evacuación accesible y asistida.
- Señalización de itinerarios de evacuación y elementos de protección con señalización homologada luminiscente.
- Alumbrado de emergencia.
- Alarma visual auditiva.
- Huecos de paso y accionamiento de puertas a la altura accesible.
- Paneles y normas en alto relieve y braille (en planta comercial).
- Zonas de refugio contiguo a escalera en sótano y señalización en pavimento con el símbolo SIA.





Certificado

NORMA AIS 1/2018

NEINVER, S.A.U.
Nº AIS 1175 ESP 2022

Parque Comercial y de Ocio
Alegra
San Sebastián de los Reyes – Madrid
(España).
Titular

AIS 1/2018
Norma Verificada

Entorno construido anterior a
2010
Modalidad de Certificación

3 Estrellas
Grado de Accesibilidad

Renovación de Certificado
Protocolo de Certificación

0001 EESP AIS1
Licencia de Entidad Autorizada

11 de noviembre de 2022
Fecha de Emisión

10 de noviembre de 2025
Periodo de Validez

15 de octubre de 2019
Fecha de Primera Emisión

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Esther Bienes Pinedo, Presidenta Fundación ARS

Certificado aprobado por el Comité Dictaminador de Fundación para la Accesibilidad y la Responsabilidad Social en
base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada



Dictamen - Certificado N.º AIS 1175 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro Parque Comercial y de Ocio Alegra, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Calle Salvador de Madariaga s/n, 28702 San Sebastián de los Reyes (Madrid, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 3 Estrellas.

La modalidad Entorno Construido se aplica a instalaciones donde debido, por ejemplo, a su fecha de construcción, tipología, uso y / o grado de protección, la incorporación de adaptaciones tiene limitaciones, aplicando criterios de ajustes puntuales razonables y tolerancias que permitan arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejora para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y vigencia de este certificado está sujeto a una revisión y verificación anual del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas establecidos (ET-IMQ-AIS).

Alcance de la Certificación

Se ha definido el alcance de la verificación y certificación en esta instalación para las áreas comunes destinadas a uso comercial a las que el público puede acceder.

El Parque Comercial y de Ocio Alegra, situado en San Sebastián de los Reyes, cuenta con aproximadamente 85.000 m2 de comercio, restauración y ocio y 822 plazas de aparcamiento y 26 plazas reservadas para PMR.

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser



utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto el interior de las zonas de ocio privadas (Micropolix, bolera y gimnasio), el interior de las zonas de restauración y de comercio, la planta sótano P-2, que no está habilitada y las instalaciones que no prestan servicios directos al público. Se incluyen, por lo tanto, las siguientes: planta P-1, destinada a aparcamiento subterráneo, la planta PB de uso comercial (supermercado/retail) cuyo acceso se realiza directamente desde calle y donde está situado el parking en superficie y la planta P1 donde se ubica la zona de restauración y el acceso a las áreas de ocio (Micropolix y gimnasio).

El complejo se encuentra en el barrio de Dehesa Vieja, bastante alejado del casco histórico, por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta allí en vehículo privado, o más puntualmente haciendo uso de transporte público (paradas de autobuses interurbanos o en Metro -parada más próxima a más de 800 metros).

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Prestaciones Acreditadas

El estudio realizado en el Parque Comercial y de Ocio Alegra ubicado en la Calle Salvador de Madariaga s/n, 28702 San Sebastián de los Reyes (Madrid, España), ha implicado el procesamiento y análisis de un total de 448 registros (ítems relevantes). En base a la modalidad de certificación **Entorno Construido de Instalación y Puesta en Servicio anterior a 2010**.

	Acreditados	No acreditados
Total Items	364	84
Excepciones	-	42
Tolerancias	3	-
Total Computable	364	42
Porcentaje de ítems acreditados		94,96%

Se han acreditado positivamente todos los requisitos condicionantes para la calificación en grado 3 Estrellas, siendo estos los siguientes:

AP01, AP08, AP09, AP10, ASC01, ASC05, ASC09, ASC21, ASC22, ASC23, ASC24, ASC25, ASC40, ASC46-SEN, ASEO01, ASEO02, ASEO06, ASEO07-SEN, ASEO08, ASEO19, ASEO22, ASEO25, DER23, DER27, DER36, DER40, DER41, DER42, DER47, DER56, EVAC01, EVAC06-SEN, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09, ITH10, ITH11, ITH13-SEN, ITH17-SEN, ITH28, ITH30, ITH33, ITH37, PAV01, PAV02, PAV05, PAV06, PU01, PU02, PU03, PU05, PU14, PU17 y PU18.

Este inmueble, ha superado todos los requerimientos para la calificación en grado 3 Estrellas.

A continuación, se realiza una síntesis de las prestaciones acreditadas para el nivel alcanzado.

ACCESOS PEATONALES DESDE VÍA PÚBLICA HASTA EL COMPLEJO

- Señalización detectable y compresible por los usuarios sobre la ubicación del Centro Comercial a una distancia de más de 50 metros. Pavimento del itinerario exterior firme, sin perforaciones o huecos, transitable y antideslizante; bolardos bordeando en el itinerario exterior con ancho de paso practicable.

Rampa

- Espacios de maniobra de embarque y desembarque, ancho de paso y pendiente longitudinal; longitud máxima del tramo, mesetas de inicio y final, doble pasamanos a ambos lados y doble altura, prolongación al inicio y al final de la rampa y diseño ergonómico, Rampa adecuadamente señalizada con podotáctil, protecciones vidrio a ambos lados e itinerario alternativo.

Escaleras

- Anchura adecuada, máximo número de peldaños, longitud máxima salvada por un tramo, pavimento antideslizante, señalizadas al inicio y al final mediante pavimento podotáctil bien contrastado; dimensiones adecuadas respecto a directriz recta, sin bocel, existencia de tabica, huella, contrahuella, con contraste cromático, iluminación escalones y longitud de mesetas intermedias. Pasamanos exteriores continuos a una sola altura al igual que pasamanos central, Iluminación con balizamiento en tabicas.



ITINERARIO HORIZONTAL:

- Pavimento firme, transitable, solados de diferentes texturas antideslizantes en seco y mojado y sin elementos salientes. Buena iluminación y correcto contraste cromático entre pavimentos y paramentos verticales.
- Desarrollo de itinerario accesible en zonas exteriores, a itinerarios y elementos accesibles como hacia los servicios secundarios en cuanto a: anchura, radios de giro y pendientes longitudinal y transversal adecuadas, sin barrido de puertas que invadan el recorrido, con espacios de cruce y espera de tamaño adecuado, sin obstáculos por mobiliario o similar que invadan el recorrido.
- Cuenta con adecuada identificación y señalización de las zonas de riesgo y de riesgo de impacto.

ITINERARIO VERTICAL

Ascensores:

- Señalización con el símbolo del SIA, espacio libre delante de los ascensores, ancho de paso de las puertas automáticas y dimensiones interiores de las cabinas.
- Botonera exterior: contraste cromático, altura, confirmación de llamada, relieve, contraste cromático, símbolo, ubicación de éste, tamaño, altorrelieve y Braille adecuado.
- Botonera interior: altura, confirmación de llamada, indicación visual de maniobra, relieve, contraste cromático, símbolo tanto en ubicación tamaño y separación, altorrelieve, Braille, alarma, botón diferenciado de salida y presencia de interfono.
- Cabina: posición cabina/ vestíbulo, desnivel/posición del pavimento de la cabina y del vestíbulo, hueco entre pavimento de planta y cabina, puertas automáticas con detección de presencia, iluminación interior y exterior, pavimento antideslizante, espejo interior, identificación sonora y visual de maniobra del ascensor y pasamanos interior con diseño, altura y sección

SERVICIOS HIGIÉNICOS

- Adecuado cumplimiento dotacional de cabinas adaptadas en todo complejo.
- Aseos de uso general y adaptados identificados, pictogramas homologados, tamaño suficiente y color contrastado, pavimento antideslizante.
- La puerta corredera de acceso a cabina adaptada con dimensiones adecuadas.
- Espacio de maniobra en aseo adaptado, aproximación al inodoro, solo por el lado derecho y al lavabo. Inodoro adaptado, altura, barra abatible y fija.
- Lavabo sin pedestal, altura de grifo y tipo; alcance del dispensador de jabón Espejo posición e inclinación.



- Cambiador para bebés, mecanismo de alarma tipo cordón, a un alcance adecuado, para que cualquier persona que pueda caerse en el interior, alerte de esta circunstancia en el exterior y pueda ser atendido.

COMUNICACIÓN E INFORMACIÓN

- Desde el exterior del Centro Comercial: señalización detectable y compresible sobre la ubicación del centro a una distancia de más de 50 metros.
- En zona de compras y de restauración: rótulos y elementos de comunicación y direccionamiento, homogeneidad y maquetación, aproximación, contraste con fondo, material de soporte, contorno nítido, textos, pictogramas reconocibles, ubicación.
- En planta de aparcamiento: Tamaño de letras, tipografía e iconografía. Información clara y concisa.
- En ascensores, información alternativa a la visual, altorrelieve y Braille.
- Mostrador de atención a usuarios: señalizado, repisa desplegable para doble altura, bucle magnético disponible y señalizado.

SERVICIOS DE APARCAMIENTO

- Se cumple con dotación adecuada en el centro.
- En planta baja: itinerario con pavimento firme, transitable y antideslizante, plazas próximas a los accesos, dimensiones, zona de desembarco y aproximación, señalizadas horizontal y verticalmente.
- En sótano: Itinerarios peatonales señalados, continuidad y pendientes, espacios de maniobra, aproximación, dimensiones, ancho de paso con punto de acceso al complejo, a núcleo de ascensores y a rampas mecánicas.

EMERGENCIA Y EVACUACIÓN

- Existencia de medidas accesibles y de evacuación asistida en el PAU
- Señalización de itinerarios de evacuación y elementos de protección con señalización homologada luminiscente.
- Existe alumbrado de emergencia.
- Existe alarma visual y auditiva.
- Huecos de paso y accionamiento d4 apertura de puertas RF.
- En planta sótano: itinerario de evacuación accesible, itinerario hacia zona de refugio seguro, ubicación y medidas.

CERTIFICA:

Que en las instalaciones propiedad de
PROMCAT ALTERNATIVA S.L.
The Style Outlets Viladecans
sitadas en la Ctra. De la Vila, 90
08840 - Barcelona - España.

Se ha llevado a cabo un **Estudio de Accesibilidad** aplicando las **Especificaciones Técnicas** de la **Norma DIGA 1/2015 (Distintivo Indicador del Grado de Accesibilidad)**, en la modalidad de "Entorno Construido posterior a 2010" alcanzando un nivel de accesibilidad que corresponde a 5 Estrellas.

Las Especificaciones Técnicas (ET-IMQ-DIGA) recogen los criterios y normas internacionales de Accesibilidad Universal.

El titular de este Certificado dispone de un plan de mejoras asociadas al grado de accesibilidad alcanzado descrito en el Estudio de Accesibilidad previamente citado.

El uso y la validez del presente certificado se encuentra subordinado a una revisión anual y a la verificación del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas (ET-IMQ-DIGA).



Madrid a 14 de noviembre de 2017



Fdo.: Francisco Miguel Alonso García
Presidente H. de Fundación Shangri - La

Descripción de la modalidad de certificación y prestaciones acreditadas

La **modalidad de Entorno Construido posterior a 2010** se aplica a instalaciones que en su fecha de diseño y/o ejecución han de seguir los criterios establecidos por la normativa de edificación vigente en esa fecha.

Hasta la entrada en vigor del documento básico de seguridad de utilización y accesibilidad en septiembre de 2010, no existía en España una normativa de obligado cumplimiento unificada y con un tratamiento específico de la accesibilidad.

En esta modalidad de certificación incorpora y armoniza los criterios del documento básico de seguridad de utilización y accesibilidad (de 2010) así como otras referencias, normativas o no, de diverso origen (Legislación de comunidades autónomas, UNE 170001...).

A continuación, se realiza un extracto del informe de certificación indicando prestaciones requeridas para el **grado de calificación en 5 estrellas en esta modalidad** y cómo se han materializado en las zonas analizadas detallando en qué medida se han incorporado los requisitos de la Norma DIGA.

Accesos

Al menos 1 itinerario exterior y 1 punto de acceso a las instalaciones accesibles.

- Se dispone de varios puntos de acceso accesibles al centro comercial, tanto desde vía pública como desde las zonas de aparcamiento propias.

Movilidad (horizontal, vertical y mobiliario)

Movilidad horizontal y vertical completa o itinerarios accesibles. Mobiliario accesible.

- Los itinerarios evaluados permiten el tránsito de personas usuarias de silla de ruedas por todo el centro.
- Los desniveles están salvados por ascensores con cabinas con capacidad para usuarios PMR y adaptaciones sensoriales (táctiles, auditivas y visuales).

Información y comunicación

Adaptaciones PMR y sensoriales en punto de atención. Señalización adaptada y háptica.

- Cuenta con señalización básica hacia elementos con adaptaciones (servicios higiénicos, plazas de aparcamiento, ascensor, servicios ofrecidos...)
- Distinción de aseos (masculino, femenino y accesible) mediante señales con pictogramas en relieve y texto Braille.
- Señalización de número de planta en todos los ascensores, en árabe en alto relieve y Braille.
- Se dispone de punto de atención en mostrador cuyo diseño tiene zona accesible a altura adecuada.
- Bucle magnético en punto de atención accesible.
- Se dispone de personal para solicitar ayuda por los usuarios.

Servicios Higiénicos

Dotación de aseos adaptados. Configuración adaptada a PMR.

- Existe dotación de cabinas de aseo accesibles y se cumple el requisito normativo en el cómputo global del centro y por núcleos.
- Los elementos de aseos y su disposición en las cabinas permiten cómodamente su uso de forma accesible.
- Existe un recinto familiar con zona de lactancia, cambiadores y office usables por personas con discapacidad. Para resultar completamente accesibles requieren de adecuaciones adicionales.

Parking

Dotación de plazas reservadas PMR.

- Se reserva un cupo de plazas accesibles con dimensiones, características, ubicación y señalización adecuada.

Evacuación y Emergencia

Consideraciones para personas con discapacidad

- Existen elementos de evacuación (pulsadores, BIEs, extintores...) y se encuentran señalizados.
- En el Plan de Autoprotección del centro se incluyen consideraciones específicas para la evacuación de personas con discapacidad, y el personal del centro las conoce.



Certificado

NORMA AIS 1/2018

NEPTUNE SAN SEBASTIAN OUTLET, S.L.U

N.º AIS 1217 ESP 2022

San Sebastián de los Reyes TSO
San Sebastián de los Reyes – Madrid
(España).

Titular

AIS 1/2018

Norma Verificada

Entorno Construido anterior a
2010

Modalidad de Certificación

4 Estrellas

Grado de Accesibilidad

Renovación de certificado

Protocolo de Certificación

0001 EESP AIS1

Licencia de Entidad Autorizada

16 de diciembre de 2022

Fecha de Emisión

15 de diciembre de 2025

Periodo de Validez

15 de octubre de 2019

Fecha de Primera Emisión

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Esther Bienes Pinedo, Presidenta Fundación ARS

El presente certificado expedido por Fundación para la Accesibilidad y la Responsabilidad Social en base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada.



Dictamen Certificado N.º AIS 1217 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro comercial San Sebastián de los Reyes The Style Outlets, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Calle Salvador de Madariaga, s/n. 28702 San Sebastián de los Reyes (Madrid, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 4 Estrellas.

La modalidad de Entorno Construido se aplica a instalaciones en las que, por su fecha de edificación, tipología, uso y/o grado de protección, la incorporación de adaptaciones tiene limitaciones aplicándose criterios de ajustes razonables puntuales y tolerancias que permiten arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejoras para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y la validez del presente certificado se encuentra subordinado a una revisión anual y a la verificación del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas (ET-IMQ-AIS).

Alcance del Certificado

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Construido en el año 2006, el “San Sebastián de los Reyes The Style Outlets”, está situado en la calle Salvador de Madariaga s/n, de San Sebastián de los Reyes. Dicho centro comercial consta de dos módulos, uno comercial y otro anexo al primero de uso de aparcamiento, situados uno a continuación del otro.

La topografía de la parcela supone que los accesos a núcleo comercial desde calle Salvador de Madariaga se realicen desde la cota de calle, sin embargo, los

1 de 6

accesos desde la fachada longitudinal opuesta se realizan a través de la una cota más baja.

El núcleo comercial cuenta con dos plantas PB y P-1, conectadas verticalmente mediante dos ascensores, una escalera convencional y una escalera mecánica.

La planta PB, cuenta con tres accesos peatonales desde la fachada principal en la calle Salvador de Madariaga (elementos que se denominan en este informe como ACCESO-1 y ACCESO-4) y otro por la fachada opuesta (elemento ACCESO-2).

Todos ellos conectan con un único corredor de forma elíptica, donde a ambos lados se sitúan 120 locales comerciales de shopping y restauración y desde donde radialmente se disponen pasillos tanto de evacuación como otros que incorporar los servicios de aseos y de salas de lactancia.

La planta P-1, cuenta con un único acceso exterior (ACCESO-3) el cual conecta con una zona de juegos infantiles, un núcleo de aseos, los ascensores (ASC-3, ASC-4) y escaleras (ESC-3).

A las zonas comerciales de gran superficie situadas a ambos lados del ACCESO-3 en dicha planta P-1, solamente puede accederse desde vía pública.

El núcleo de aparcamientos cuenta con tres plantas sobre rasante (SÓTANO 0, SÓTANO 1 y SÓTANO 2) y dos bajo rasante (SÓTANO -1 y SÓTANO-2) conectadas entre sí mediante núcleos de escaleras de evacuación y ascensores.

Solamente la planta SÓTANO 1, está techada completamente, el resto de las plantas tienen parte cubierta y parte a cielo abierto.

El Centro se encuentra en el barrio de Dehesa Vieja, bastante alejado del casco histórico, por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta el centro en vehículo privado, o más puntualmente haciendo uso de transporte público (paradas de autobuses interurbanos o en Metro -parada más próxima a más de 800 metros).

Como ya ha sido comentado, los usuarios que accedan al centro en vehículo propio disponen de plazas de aparcamiento en superficie y soterradas. Los usuarios que se desplacen en transporte público (parado de autobuses) pueden acceder directamente desde la acera en vía pública al vial de la zona comercial por los accesos ACCESO-3 y 4 y los que lleguen en taxi, desde una zona de “dropp off,” situada junto a ACCESO-1.

Prestaciones Acreditadas

El estudio realizado ha implicado la verificación de 382 ítems (tanto de índole arquitectónica como de gestión), que pudieran tener impacto en las prestaciones

cognitivas, sensoriales y de movilidad para el acceso a los servicios que se prestan en la instalación evaluada.

La síntesis de la verificación realizada es la siguiente:

	Acreditados	No acreditados
Total Ítems	316	66
Excepciones	0	34
Tolerancias	1	0
Total Computable	316	32

Se han acreditado positivamente todos los requisitos condicionantes para calificación en grado 4 Estrellas, siendo estos los siguientes:

AP01, AP05, P08, ASC01, ASC05, AS09, ASC13-SEN, ASC19, ASC23, ASC24, ASC25, ASEO01, ASEO08, ASEO12, ASEO19, ASEO25, ASEO29, ASEO43-SEN, DER03, DER09, DER41, DER56-SEN, EVAC01, EVAC02, EVAC03, EVAC08-SEN, ITH01, ITH02, ITH03, ITH44-SEN, ITH46-SEN, PAV01, PAV02, PAV12-SEN, PU01, PU02, PU03, PU04, PU14, PU21, PU22, SEN01, SEN02, SEN12, SEN13.

Este inmueble ha acreditado numerosas prestaciones, ha superado todos los requerimientos para la calificación mencionada.

Se realiza un extracto del informe de certificación indicando las prestaciones acreditadas para el grado de calificación en 4 Estrellas en esta modalidad.

A continuación, se realiza una síntesis de las prestaciones acreditadas y los aspectos que han condicionado la acreditación del siguiente nivel.

Accesos peatonales desde vía pública

- Señalización detectable y compresible por los usuarios sobre la ubicación del Centro Comercial a una distancia de más de 50 metros.
- El centro cuenta con accesos que pueden considerarse accesibles.
- El pavimento en todos los accesos es firme, no presenta perforaciones o huecos, es transitable y antideslizante.
- Las puertas en los accesos son de vidrio, conformados por dos hojas simétricas, debidamente señalizadas, cuentan con detector de presencia, su hueco de paso es adecuado (en altura y anchura) y los espacios de maniobra en el punto de acceso son correctos.
- Las escaleras de acceso presentan anchura adecuada, pasamanos laterales y centrales a una sola altura y su arranque y desembarque están señalizados mediante pavimento podotáctil tipo botón perfectamente contrastado.



- La rampa cuenta con espacios de maniobra adecuados en embarque y desembarque, se dispone de ancho de paso y pendiente longitudinal y transversal también correcta.
- Los bolardos en alguno de los accesos presentan un ancho de paso suficiente entre ellos como para no entorpecer el itinerario hasta dichos puntos
- Desde el acceso considerado como no accesible, existe una señal que redirige al ACCESO-1.

Accesos peatonales desde vía pública

- El pavimento exterior es firme, transitable y antideslizante.
- Los itinerarios tienen continuidad y no presentan pendientes significativas, los espacios de maniobra son correctos se dispone de hueco de paso suficiente, sin que la presencia de bolardos interfiera.
- Todas las plazas están perfectamente están dotadas de dimensiones suficientes y se encuentran señalizadas e identificadas en el pavimento y también verticalmente.

Comunicación horizontal interior

- El pavimento interior, es duro, transitable y antideslizante, en todos los itinerarios interiores y en el proyectado y presenta contraste adecuado de color y textura con el paramento vertical.
- Adecuada altura, ancho de paso y radios de giro, en todos los itinerarios interiores, así como para el de nueva apertura.
- Iluminación adecuada no deslumbrante en todo el centro.
- Sin presencia de elementos salientes que pongan en peligro la integridad del usuario en los itinerarios existentes y en el proyectado.

Comunicación vertical

Ascensores

- Ascensores señalizados con el símbolo del SIA (señal complementada con braille) indicando que se trata de ascensores con prestaciones accesibles.
- Espacio libre delante de los ascensores adecuado para maniobrar con silla de ruedas, así como el ancho de paso de las puertas automáticas y las dimensiones interiores de la cabina.
- Botonera exterior: Contraste cromático, altura, confirmación de llamada, indicación visual de maniobra, relieve/ contraste / símbolo/ tamaño /alto relieve adecuado.
- Botonera interior: adecuada altura, confirmación de llamada, indicación visual de maniobra, relieve / contraste / símbolo / tamaño / altorrelieve / braille / alarma / salida / y presencia de interfono.



- Cabina: adecuada posición cabina – vestíbulo, hueco entre pavimento de planta y cabina, puertas automáticas con detección de presencia, buena iluminación interior y exterior, pavimento antideslizante y correcta identificación sonora y visual.
- Pasamanos: presencia, diseño y sección del pasamanos adecuado.

Servicios higiénicos adaptados

- Adecuado cumplimiento dotacional de cabinas adaptadas en todo el centro comercial.
- Identificación de aseos de uso general y adaptados mediante señalización de color contrastado.
- Espacios de maniobra en núcleos y cabinas correctos garantizan su usabilidad.
- Puertas de acceso a los núcleos y a las cabinas adaptadas con ancho de paso suficiente y apertura hacia el exterior.
- Todas las cabinas están dotadas de condenas de cierre perceptibles visualmente.
- Todas las cabinas están dotadas de barras de apoyo en el inodoro.
- En todas las cabinas adaptadas, los espejos presentan inclinación, los lavabos no tienen pedestal y su altura se puede adecuar y los grifos son de tipo gerontológico.
- En todas las cabinas los utensilios (jaboneras y papel higiénico) presentan un alcance adecuado.
- Los inodoros presentan aproximación correcta, al menos, por un lado.
- Todas las cabinas están dotadas de un mecanismo de alarma (cordón), a un alcance adecuado.

Comunicación e información

- Desde el exterior del Centro Comercial señalización detectable y compresible por los usuarios sobre la ubicación del centro a una distancia de más de 50 metros.
- Presencia de un punto de atención al usuario, perfectamente señalizado y además con bucle magnético, también señalizado.
- Presencia de un punto de atención al usuario, perfectamente señalizado, que cuenta con una repisa desplegable para proporcionar la doble altura y cuenta además con bucle magnético, también señalizado.
- La señalización interior existente en el núcleo comercial (rótulos y otros elementos de comunicación y direccionamiento) presenta adecuado contraste con el fondo/texto/pictogramas (blanco sobre gris) y con respecto al lugar donde se encuentran ubicados.



- Lo mismo ocurre con la señalización e información, en plantas de parking y en sus respectivas escaleras de evacuación
- El tamaño de las letras y su tipografía son de fácil lectura.
- La iconografía general empleada es de fácil comprensión.
- La información presentada es clara y concisa, y en algunos elementos accesibles (ascensores) se completa con información alternativa a la visual (altorrelieve y braille).
- Se señala la presencia de un tótem digital táctil, con alcance adecuado que también permite su aproximación, con información visual sobre el Centro.

Evacuación

- Existencia del PAU con medidas para la evacuación accesible/asistida.
- Disposición de zonas de refugio en las plantas bajo rasante.
- Señalización de itinerarios de evacuación y elementos de protección con señalización homologada luminiscente.
- Existe alumbrado de emergencia.
- Existe alarma auditiva.
- Huecos de paso y accionamiento de puertas adecuado.





Certificado

NORMA AIS 1/2018

NEPTUNE NASSICA PROPCO, S.L.U.
N.º AIS 1195 ESP 2022

Centro Comercial Nassica
Getafe – Madrid (España).
Titular

AIS 1/2018
Norma Verificada

Entorno construido anterior a
2010
Modalidad de Certificación

3 Estrellas
Grado de Accesibilidad

Renovación de Certificado
Protocolo de Certificación

0001 EESP AIS1
Licencia de Entidad Autorizada

02 de diciembre de 2022
Fecha de Emisión

01 de diciembre de 2025
Periodo de Validez

15 de octubre de 2019
Fecha de Primera Emisión

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G85720902)

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Esther Bienes Pinedo, Presidenta Fundación ARS

Certificado aprobado por el Comité Dictaminador de Fundación para la Accesibilidad y la Responsabilidad Social en base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada.



Dictamen - Certificado N.º AIS 1195 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro comercial Getafe The Style Outlets, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Av. Río Guadalquivir, 13. 28906 Getafe (Madrid, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 3 Estrellas.

La modalidad Entorno Construido se aplica a instalaciones donde debido, por ejemplo, a su fecha de construcción, tipología, uso y / o grado de protección, la incorporación de adaptaciones tiene limitaciones, aplicando criterios de ajustes puntuales razonables y tolerancias que permitan arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejora para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y vigencia de este certificado está sujeto a una revisión y verificación anual del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas establecidos (ET-IMQ-AIS).

Alcance de la Certificación

Se ha definido el alcance de la verificación y certificación en esta instalación para las áreas comunes destinadas a uso comercial a las que el público puede acceder.

La parcela se encuentra en la Avenida del Río Guadalquivir 13 de Getafe, en su estado actual la edificación del Centro Comercial Nassica consta de tres módulos que se configuran entorno a una plaza y un vial peatonales.

La edificación cuenta con 3 plantas distribuidas en 2 plantas sobre rasante (PB + 1) y 1 planta soterrada conectadas mediante escaleras y un núcleo de



ascensores compuesto por dos cabinas. En planta baja se dispone de locales comerciales de gran superficie, shopping y restauración, así como área de servicios higiénicos y aparcamiento de superficie. En planta primera se dispone de locales comerciales destinados a cines y restauración. En planta soterrada se dispone de aparcamiento y servicios higiénicos.

El centro se encuentra en un polígono industrial fuera del casco urbano por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta el centro en vehículo privado, o haciendo uso de transporte público (parada de autobuses en las inmediaciones del centro).

Los usuarios que accedan al centro en vehículo propio disponen de plazas de aparcamiento en superficie y soterradas. Los usuarios que se desplacen en transporte público (para de autobuses) pueden acceder directamente desde la acera en vía pública al vial de la zona comercial, o transitar por el aparcamiento de superficie hasta conectar con el vial de la zona comercial.

Los itinerarios desde las plazas de aparcamiento y la vía pública al vial peatonal de la zona comercial se describen y analizan en epígrafes posteriores de este documento.

La dotación de reserva de plazas PMR en aparcamiento por el tipo de uso es de 1 plaza adaptada por cada 33. En este caso hay 2412 plazas de las cuales 73 son adaptadas y la ratio correcta. La dotación de servicios higiénicos adaptados está también resuelta ya que se dispone de 3 aseos adaptados.

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Prestaciones Acreditadas

El estudio realizado en el Centro Comercial Nassica ubicado en la Avenida Río Guadalquivir, 13, 28906 Getafe (Madrid, España), ha implicado el procesamiento y análisis de un total de 491 registros (ítems relevantes). En base a la modalidad de certificación **Entorno Construido de Instalación y Puesta en Servicio anterior a 2010**.

	Acreditados	No acreditados
Total Items	382	109
Excepciones	-	49
Tolerancias	32	-
Total Computable	382	60
Porcentaje de ítems acreditados		86,43%

Se han acreditado positivamente todos los requisitos condicionantes para la calificación en grado 3 Estrellas, siendo estos los siguientes:

AP01, AP08, AP09, AP10, ASC01, ASC05, ASC09, ASC21, ASC22, ASC23, ASC24, ASC25, ASC40, ASC46-SEN, ASEO01, ASEO02, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO19, ASEO22, ASEO25, ASEO43-SEN, DER23, DER27, DER36, DER40, EVAC01, EVAC06-SEN, EVAC11, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09, ITH10, ITH11, ITH13-SEN, ITH17-SEN, ITH28, ITH30, ITH33, ITH37, PAV01, PAV02, PAV05, PAV06, PAV07, PU01, PU02, PU03, PU05, PU14, PU17, PU18 y SEN01.

Este inmueble, ha superado todos los requerimientos para la calificación en grado 3 Estrellas.

A continuación, se realiza una síntesis de las prestaciones acreditadas para el nivel alcanzado.

Itinerarios Peatonales desde vía pública a parcela

- Hueco de paso en anchura y altura, espacios de maniobra en el punto de acceso.
- Pavimento es firme, transitable, antideslizante en seco y en mojado.
- Disponibilidad de acceso alternativo por escaleras tipo graderío y rampa
- Rampa de acceso con anchura útil de tramo, pendiente longitudinal practicable, longitud de rellanos, espacios de maniobra en embarque y desembarque, ancho de paso, señalización con pavimento podo táctil de color contrastado.
- Escalera tipo graderío: anchura útil mínima de acuerdo con el uso, número de peldaños mínimos, altura máxima salvada por un tramo, huella de peldaño, contrahuella con tabica, sin bocel, escalones señalizados con contraste cromático, longitud de mesetas libres de obstáculos, señalización podo táctil en el embarque y desembarque.

Acceso peatonal desde el aparcamiento en superficie

- Pavimento exterior firme, transitable y antideslizante, ancho de paso en espacios de cruce y espera sin obstáculos.
- Continuidad de itinerarios hacia servicios principales y secundarios, sin pendientes longitudinales y transversales significativas, espacios de maniobra son, hueco de paso. Vados vehiculares sin coincidencia con los vados peatonales.
- Vados peatonales: configuración, dimensiones y señalización, enrasados, sin cantos vivos, sin rejillas en cota inferior; pavimento podo táctil de advertencia, identificación y señalización de riesgos y riesgos de impacto, no invaden itinerario peatonal accesible.

Acceso peatonal desde el aparcamiento soterrado

- Pavimento firme, transitable y antideslizante en seco y mojado
- Continuidad de itinerario hacia el servicio principal y secundarios, hueco de paso, anchura y altura, no presentan pendientes, huecos o salientes, espacios de maniobra sin interferencia por barridos de hojas de puertas en pasillos, espacios de cruce y espera no interfieren, sin obstáculos causados por mobiliario en el área de paso.
- Pasos peatonales: configuración, dimensiones y señalización, iluminación, diferencia cromática en paramentos vertical y horizontal.

Comunicación horizontal: itinerario peatonal en vial comercial

- Altura libre de los viales, espacio de maniobra para cambios de dirección.
- Pavimento del vial comercial firme y transitable, sin relieves, resaltos ni huecos que interfieran, direccionamiento a itinerarios y elementos accesibles
- Solados con contrastes, texturas y antideslizantes en seco y la mayoría en mojado. Paramentos horizontales y verticales con contraste cromático y alto relieve.
- Indicación y señalización de riesgo y de riesgo de impacto
- Pavimento de terrazas firme, transitable y antideslizante en seco.
- Elementos de protección para alcorques, cabezadas y desniveles, señalización de advertencia de riesgos.
- Rampa de Starbucks: anchura útil, longitud de tramo, longitud de rellano, altura de pasamanos a un lado.
- Rampa de Equivalenza: señalización podotáctil, anchura útil de la rampa, longitud máxima de tramo, longitud de rellano de embarque y desembarque, pasamanos a una altura a ambos lados, diseño anatómico, fácil de asir.
- Rampas de terrazas: longitud de tramo, longitud de rellano de embarque y desembarque, pendiente longitudinal y señalización de rampa.



Comunicación vertical entre plantas:

Ascensores

- Dotación de ascensor accesible, espacio de maniobra en vestíbulo, señalización podo táctil de embarque.
- Número de planta en Braille y alto relieve, señalización número de planta
- Botonera exterior: Contraste cromático, altura, confirmación de llamada, indicación visual y sonora de maniobra de ascensor, botones (relieve, contraste, símbolo, tamaño, alto relieve).
- Cabina: posición pavimento cabina – vestíbulo, hueco entre pavimento de planta y cabina, puertas automáticas con detección de presencia, ancho de paso mínimo, profundidad de cabina, existencia de pasamanos, diseño de pasamanos.
- Botonera interior: altura, confirmación de llamada, indicación visual y sonora de maniobra, botones (relieve, contraste, símbolo, tamaño, alto relieve, Braille, botón alarma y de planta de salida, interfono).

Servicios higiénicos

- Dotación de cabinas adaptadas
- Rampa de acceso en núcleo de aseos de planta baja:
 - Anchura, longitud máx. del tramo, pendiente, longitud de rellanos de embarque y desembarque, pasamanos a doble altura a ambos lados de altura y ergonomía adecuadas.
 - Se informa que se ha excepcionado la prolongación de pasamanos en esta rampa
- Cabina adaptada en planta baja:
 - Direccionamiento desde y a los itinerarios del vial comercial.
 - Señal H/M: ubicación, Braille y alto relieve, libre acceso, espacio de maniobra a ambos lados de la puerta y en interior de cabina.
 - Sentido apertura de puerta, fuerza de apertura, altura de paso, ancho de paso, mecanismo de accionamiento tipo tirador.
 - Mecanismo de emergencia para desbloqueo de puerta, tipo de condena o pestillo, iluminación no temporizada.
 - Resbaladidad de pavimentos.
 - Aproximación frontal y accionamiento de mecanismos en lavabo, grifería, dispensador de jabón, secador y papel de manos, dispensador de papel higiénico, Papelera y contenedores higiénicos; espejo, altura, inclinación.



- Aproximación lateral doble y frontal a inodoro, altura de transferencia, mecanismo de accionamiento, barras de apoyo a ambos lados, separación entre barras y a respecto inodoro.
- Accionamiento de mecanismo del sistema de alarma
- Sala de lactancia en planta baja:
 - Señal H/M con símbolo SIA, Alto relieve y Braille.
 - Control de acceso gestionado por punto de información: ubicación, y comunicación bidireccional sonora y visual
 - Mecanismo de accionamiento de puerta tipo palanca, fuerza de apertura,
 - Espacio de maniobra interior, espacio de aproximación al lavabo, dispensador de secador eléctrico y papel de manos
 - Iluminación no temporizada
 - Resbaladidad del pavimento
- Cabinas adaptadas en los núcleos de aparcamiento:
 - Señalización (H/M) o unisex en cabinas convencionales y adaptada con pictogramas normalizados, alto relieve y Braille, altura.
 - Libre acceso, accionamiento manual de puerta (permanece abierta)
 - Sentido apertura de puerta, espacio de maniobra en puertas, altura y anchura de paso, altura, fuerza de apertura, tipo de mecanismo de accionamiento tipo palanca
 - Condena o pestillo que identifique libre/ocupado y fácilmente accionable (p.ej. con codo)
 - Iluminación no temporizada
 - Resbaladidad de suelos
 - Mecanismo de alarma, mecanismo de emergencia para desbloqueo de puerta.
 - Aproximación frontal a lavabo, accionamiento y altura de mecanismo de accionamiento, lavabo, grifería, jabón, papel y secador de manos.
 - Aproximación lateral a un lado a inodoro, altura de inodoro, mecanismo de presión,
 - Barras abatibles y barra fijas horizontales: altura respecto al suelo, posición vertical en barras abatibles, longitud, diámetro, anclaje, separación entre barras y respecto a inodoro.
 - Papelera / Contenedores higiénicos



- Espejo, altura e inclinación.

Servicio de aparcamiento

- Dotación de plazas de aparcamiento accesible
- Señalización de plazas reservadas, comunicación de plazas PMR con el itinerario accesible, Itinerario peatonal para plazas estándar
- Plaza de aparcamiento usables PMR próximas a los accesos
- Dimensión de plazas reservadas.
- Espacio de aproximación de plazas en batería

Comunicación e información

- Contraste cromático de señalización de orientación y direccionamiento.
- Bucle magnético en punto de información y con aproximación frontal en su parte inferior.
- Pictogramas reconocibles.
- Tótems y puntos de comunicación accesibles y señalización con el símbolo SIA.

Evacuación

- Itinerarios y elementos de protección:
- Medidas para la evacuación accesible y asistida en el plan de autoprotección.
- Señalización de itinerarios de evacuación y de elementos de protección con señalización homologada luminiscente.
- Comunicación de situación de emergencia,
- Alumbrado de emergencia, alarma auditiva.
- Huecos de paso y accionamiento de puertas.
- Señalización podo táctil en embarque y desembarque de escaleras metálicas.





Certificado

NORMA AIS 1/2018

NEPTUNE GETAFE PROPCO, S.L.U.
Nº AIS 1193 ESP 2022

Centro Comercial Getafe TSO
Getafe – Madrid (España).
Titular

AIS 1/2018
Norma Verificada

Entorno construido anterior a
2010
Modalidad de Certificación

3 Estrellas
Grado de Accesibilidad

Renovación de Certificado
Protocolo de Certificación

0001 EESP AIS1
Licencia de Entidad Autorizada

02 de diciembre de 2022
Fecha de Emisión

01 de diciembre de 2025
Periodo de Validez

15 de octubre de 2019
Fecha de Primera Emisión

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Esther Bienes Pinedo, Presidenta Fundación ARS

Certificado aprobado por el Comité Dictaminador de Fundación para la Accesibilidad y la Responsabilidad Social en base al informe y propuesta de dictamen presentados por la Entidad Autorizada reseñada.



Dictamen - Certificado N.º AIS 1193 ESP 2022

En 2019 NEINVER, empresa inmobiliaria dedicada a la promoción, adquisición y gestión de activos inmobiliarios terciarios, en su apuesta por la accesibilidad solicitó a la Fundación para la Accesibilidad y Responsabilidad Social evaluar el estado del centro comercial Getafe The Style Outlets, para su certificación de su grado de accesibilidad según la norma AIS 1/2018.

Se ha realizado un Estudio de Verificación del Grado de Accesibilidad en el que se han verificado las Especificaciones Técnicas de la Norma AIS 1/2018 (Sistema Indicador de Accesibilidad), en el edificio ubicado en Av. Río Guadalquivir, 15. 28906 Getafe (Madrid, España), en la modalidad Entorno Construido anterior a 2010, alcanzando un nivel de accesibilidad que corresponde a 3 Estrellas.

La modalidad Entorno Construido se aplica a instalaciones donde debido, por ejemplo, a su fecha de construcción, tipología, uso y / o grado de protección, la incorporación de adaptaciones tiene limitaciones, aplicando criterios de ajustes puntuales razonables y tolerancias que permitan arbitrar una adecuación funcional y efectiva.

El titular de este Certificado dispone de un plan de mejora para el mantenimiento del grado de accesibilidad alcanzado y la progresión a grados superiores.

El uso y vigencia de este certificado está sujeto a una revisión y verificación anual del grado de accesibilidad con una periodicidad trienal según el procedimiento y especificaciones técnicas establecidos (ET-IMQ-AIS).

Alcance de la Certificación

Se ha definido el alcance de la verificación y certificación en esta instalación para las áreas comunes destinadas a uso comercial a las que el público puede acceder.

La parcela se encuentra en la Avenida del Río Guadalquivir 15 de Getafe, en su estado actual la edificación del Centro Comercial Getafe The Style Outlets consta de un módulo longitudinal claramente definido bajo cubierta, en el que se dispone de un eje transversal con orientación Este-Oeste formado por los accesos al centro, conectando con un vial circular de comunicación peatonal de servicio a los locales y separando la configuración bajo cubierta en dos cuerpos de uso independiente.



La edificación cuenta con 3 plantas distribuidas en 1 planta sobre rasante (PB) y 2 plantas soterradas conectadas mediante escaleras y dos cabinas de ascensor. En planta baja se dispone de locales comerciales de gran superficie, shopping y restauración, así como áreas de servicios higiénicos y aparcamiento de superficie. En plantas soterradas se dispone de aparcamiento.

El acceso desde el exterior se realiza mediante vestíbulo de disposición perpendicular a la galería de circulación en el lado Este (Acceso 2), formado puerta giratoria de gran tamaño, acompañada de dos puertas compuestas por dos hojas abatibles al exterior de la edificación. En el lado contrario, orientación Oeste (Acceso 1) de la galería de circulación, se aprovecha el acceso existente manteniendo la configuración formal del mismo.

Se aprovecha el pasillo Sur de evacuación existente para conectar la antigua escalera de evacuación que comunica las plantas soterradas destinadas a uso de aparcamiento con la planta baja del edificio, a su vez, dota de recorrido de evacuación a uno de los antiguos locales comerciales que ya disponía de dicha salida y se ejecuta un nuevo núcleo de aseos formado por 12 cabinas, de las cuales una de ellas es adaptada compartiendo el acceso con el resto. Según la memoria, esta dotación se completará mediante la ejecución de aseos en el interior de los locales, según la superficie de estos. El núcleo de aseos existente en el estado actual formado por seis cabinas es demolido.

A continuación del citado pasillo, sin conexión física con este, se ejecuta un nuevo núcleo de comunicación vertical formado por escalera en U de tres tramos entre niveles, dotado de dos mesetas intermedias, envolviendo a un nuevo ascensor que comunica los dos niveles soterrados con la planta baja del edificio. Según la documentación gráfica aportada, se ejecuta recinto con cierre mediante puertas correderas como sector de incendio independiente.

La configuración de las plantas sótano -1 y sótano -2 no se modifica a excepción de la previsión de recinto mencionado anteriormente, la reserva de plazas de aparcamiento se mantiene fuera del ámbito de las obras quedando en sus condiciones actuales. De la misma forma, los espacios exteriores y de comunicación que rodean al edificio no se ven afectados por el alcance las obras que se pretenden ejecutar.

Las condiciones de las rampas (pendiente transversal, resbaladicidad de pavimentos, señalización de pavimentos salvo la señalización podo táctil, pasamanos y zócalos de protección) son correctas desde el punto de vista de la accesibilidad salvo las condiciones de pendiente longitudinal, donde no se definen los parámetros de rampas en itinerarios accesibles.

El centro se encuentra en un polígono industrial fuera del casco urbano por lo que, se presume, que la mayoría de los usuarios se desplazarán hasta el centro en vehículo privado, o haciendo uso de transporte público (parada de autobuses en las inmediaciones del centro).

Los usuarios que accedan al centro en vehículo propio disponen de plazas de aparcamiento en superficie y soterradas. Los usuarios que se desplacen en transporte público (parada de autobuses) pueden acceder directamente desde la acera en vía pública al vial de la zona comercial, o transitar por el aparcamiento de superficie hasta conectar con el vial de la zona comercial.

Los itinerarios desde las plazas de aparcamiento y la vía pública al vial peatonal de la zona comercial se describen y analizan en epígrafes posteriores de este documento.

La dotación de reserva de plazas PMR en aparcamiento por el tipo de uso es de 1 plaza adaptada por cada 33. En este caso, hay 1053 plazas de las cuales 32 son adaptadas y la ratio correcta. La dotación de servicios higiénicos adaptados está también resuelta, ya que, se dispone de 2 aseos adaptados unisex.

Las áreas del edificio analizadas y valoradas han sido las consideradas como de uso público, esto es, zonas o elementos de circulación susceptibles de ser utilizados por el público en general o personas no familiarizadas con el centro, no incluyéndose por tanto las áreas administrativas de trabajo o instalaciones que no prestan servicios directos al público (tales como despachos privados, zona de gerencia, escaleras de uso interno y otras dependencias privadas).

Prestaciones Acreditadas

El estudio realizado en el Centro Comercial Getafe “The Style Outlets” ubicado en la Avenida Río Guadalquivir, 15, 28906 Getafe (Madrid, España), ha implicado el procesamiento y análisis de un total de 445 registros (ítems relevantes). En base a la modalidad de certificación **Entorno Construido de Instalación y Puesta en Servicio anterior a 2010**.

	Acreditados	No acreditados
Total Items	371	74
Excepciones	-	27
Tolerancias	16	-
Total Computable	371	47
Porcentaje de ítems acreditados		88,93%

Se han acreditado positivamente todos los requisitos condicionantes para la calificación en grado 3 Estrellas, siendo estos los siguientes:

AP01, AP08, AP09, AP10, ASC01, ASC05, ASC09, ASC21, ASC22, ASC23, ASC24, ASC25, ASC40, ASC46-SEN, ASEO01, ASEO02, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO19, ASEO22, ASEO25, ASEO43-SEN, DER23, DER27, DER36, DER40, EVAC01, EVAC06-SEN, EVAC11, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09, ITH10, ITH11, ITH13-SEN, ITH17-SEN, ITH28, ITH30, ITH33, ITH37, PAV01, PAV02, PAV05, PAV06, PAV07, PU01, PU02, PU03, PU05, PU14, PU17, PU18 y SEN01.

Este inmueble, ha superado todos los requerimientos para la calificación en grado 3 Estrellas.

A continuación, se realiza una síntesis de las prestaciones acreditadas para el nivel alcanzado.

ITINERARIOS PEATONALES EXTERIORES DESDE VÍA PÚBLICA

- El pavimento en los accesos es firme, sin resaltos, no presenta perforaciones o huecos, es transitable y antideslizante.
- Disposición de felpudo en los accesos, encastrados en el pavimento, mejorando las condiciones de resbaladidad.
- Los huecos de paso en los puntos de acceso son adecuados (en anchura y altura), los espacios de maniobra son correctos y existe contraste cromático entre las carpinterías y los paramentos donde se encuadran.
- Las puertas y paneles de vidrio en los accesos son de seguridad y disponen de rótulos y franja de acabado opaco que permiten su localización. Se acreditan las dimensiones y ubicación de las franjas de señalización.

ACCESOS PEATONALES DESDE ZONA DE APARCAMIENTO EN SUPERFICIE Y SOTERRADO

- El pavimento exterior es firme, transitable y antideslizante.
- Los itinerarios tienen continuidad y no presentan pendientes significativas, los espacios de maniobra son correctos, se dispone de hueco de paso suficiente, aunque en algunos puntos está interferido por la colocación de bolardos.
- Los vados peatonales presentan configuración, dimensiones y señalización adecuadas incluyendo pavimento podo táctil de advertencia entre circulación peatonal y vehicular.
- Se dispone de cebreados de direccionamiento hacia los accesos de dimensiones adecuadas.
- Los accesos disponen de huecos de paso y altura libre adecuados y los paneles de vidrio están señalizados para su perfecta localización.



ITINERARIO HORIZONTAL:

- Pavimento firme, transitable, solados de diferentes texturas antideslizantes en seco y mojado y sin elementos salientes. Buena iluminación y correcto contraste cromático entre pavimentos y paramentos verticales.
- Desarrollo de itinerario accesible en zonas exteriores, a itinerarios y elementos accesibles como hacia los servicios secundarios en cuanto a: anchura, radios de giro y pendientes longitudinal y transversal adecuadas, sin barrido de puertas que invadan el recorrido, con espacios de cruce y espera de tamaño adecuado, sin obstáculos por mobiliario o similar que invadan el recorrido.
- Cuenta con adecuada identificación y señalización de las zonas de riesgo y de riesgo de impacto.

ITINERARIO VERTICAL

Ascensores:

- Dotación de ascensor accesible con espacio de maniobra en vestíbulo.
- Señalización en cada planta, situada a la derecha del embarque en el sentido de entrada.
- Condiciones hápticas y dimensionales de la botonera exterior.
- Desnivel y hueco entre pavimento de planta y la cabina del ascensor.
- Botonera exterior: Contraste cromático, altura, confirmación de llamada, indicación visual y requisitos de botones (relieve / contraste / símbolo/ tamaño /alto relieve).
- Cabina: dotación de puertas automáticas con sistema de detección de presencia, ancho libre de paso y dimensiones de la cabina.
- Botonera interior: relieve, contraste cromático de la parte activa, dimensiones de botones y símbolos, braille, alarma, alto relieve.
- Pasamanos: ubicado en lateral de cabina, de diseño anatómico fácil de asir, ubicación correcta en cuanto a la altura y separación del lateral vertical.
- Buena iluminación interior.
- Se excepciona la disposición de ascensor de evacuación accesible, así como, la disposición de ayudas a la comunicación en cabina como interfono con bucle por tratarse de entorno construido, dichos requisitos se aplicarán en caso de renovar los ascensores.

Escaleras:

- Escaleras de directriz recta. Las escaleras presentan más de 3 y menos de 12 peldaños por tramo.
- La anchura útil de los tramos de estas es la adecuada.



- Las dimensiones de la huella y tabica de los peldaños son adecuadas, presentan peldaños sin bocel y escalones con tabica vertical.
- La longitud de las mesetas es correcta.
- Cuentan con pasamanos a ambos lados y ubicados a una única altura. Los pasamanos presentan sección circular, separación con el paramento y sujeción adecuada.
- El pavimento es antideslizante.
- Existe iluminación adecuada.

SERVICIOS HIGIÉNICOS

- Se dispone de dos núcleos de aseos con una cabina adaptada en cada uno.
- Las cabinas son de libre acceso, las puertas presentan sentido de apertura y huecos de paso adecuados.
- En el interior de las cabinas los espacios de maniobra adecuados y cuentan con aproximación lateral a inodoro y mecanismo de alarma.
- La luz es temporizada con detector de presencia y los mecanismos de grifería y accesorios están ubicados de forma usable.

COMUNICACIÓN E INFORMACIÓN

- Incorporación de mesa abatible en lateral de mostrador de atención a una altura inferior que posibilita la prestación del servicio.
- Contrastes de la señalización de orientación y direccionamiento (gris/blanco).
- Existencia de bucle magnético en el punto de información.
- La iconografía empleada es de fácil comprensión.

SERVICIOS DE APARCAMIENTO

- Se dispone de plazas PMR comunicadas con itinerario accesible y próximas a los accesos.
- Las plazas tienen dimensiones adecuadas, incluyendo espacio de aproximación, y están señalizadas.

EMERGENCIA Y EVACUACIÓN

- Se dispone de paneles con plano de evacuación.
- Existe alarma visual y auditiva para comunicar situaciones de emergencia.
- Señalización de itinerarios de evacuación y elementos de protección con señalización homologada luminiscente.
- Existe alumbrado de emergencia.

- Los extintores se encuentran instalados en rango de altura correcta.
- Existen escaleras de correcta configuración en cuanto dimensiones, número de escalones por tramo, conformación y dimensiones de tabicas sin bocel, características, disposición y altura de instalación en pasamanos, señalización podo táctil en embarque y desembarque de cada meseta.





Certificate

STANDARD AIS 1/2018

NEPTUNE URSUS SP Z O.O & NEIVER S.A.U
Nº AIS 983 ESP 2021

Factory Ursus
Plac Czerwca 1976 r.6.
02-495 Warsaw - Poland
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building after 2010
Certification Scheme

2 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

05/11/2021
Date of issue

05/11/2024
Period of validity

05/11/2021
First Date of issue


AIS
ACCESSIBILITY
INDICATOR
SYSTEM

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 983 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Factory Ursus shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Plac Czerwca 1976 r.6 (Warsaw, Poland), in the Built Environment mode, reaching an accessibility level that corresponds to 2 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering Act of July 19, 2019, on Providing Accessibility to People with Special Needs and Guide of the Ministry of Investment and Land Development "Building accessibility standards for people with disabilities 2017".

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

It is developed on two floors, the main floor where the stores and other services are located and the basement floor for parking. It has three main entrances from the street level and two entrances from the basement, five toilet areas, two lactation rooms and a surface parking area that connects pedestrians with the entrances to the commercial area.



The areas of the mall analysed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Factory Ursus located at Plac Czerwca 1976 r.6 (Warsaw, Poland), has involved the processing and analysis of a total of **608 records** of which 488 are considered relevant items. Based on the modality: **Existing Building after 2010**.

	Accredited	Not accredited
Total Items	370	118
Exceptions	-	29
Tolerances	21	-
Total Computable	370	89
Overall rate of accredited items		80,61%

All the conditioning requirements have been positively accredited for qualification in 2 stars degree. These been the following:

AP08, ASC01, ASC09, ASC23, ASC25, ASEO01, ASEO08, ASEO19, ASEO25, EVAC01, DER02, DER41, ITH01, ITH02, PAV01, PU01, PU02 and PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 3-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 2 Stars in this modality.

EXTERNAL ROUTE

- The change in elevation between the public road and the ACC-1 access has been resolved by means of a ramp with accessibility features.
- This difference in elevation is protected by protective barriers of adequate height and design.

- Accessible routes are available to receive both the main and secondary service.
- In accesses ACC-2 and 3, both longitudinal and transversal slopes are adequate. In the ACC-1 access only in some sections from adapted places to it.
- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during the route.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- Some routes are adjacent to the facade line.
- Continuity of accessible pedestrian routes between crossing points is guaranteed.
- Pedestrian sidewalks flush with the roadway and marked with contrasting color tactile pavement.
- Users are informed of the existence of electrical risk areas.
- Elements that present a risk of impact or tripping are marked and/or protected.
- Crosswalks are marked on the pavement with strips of adequate width and anti-slip paint, as well as vertical signs for vehicles.
- The bollards at the northeast access (ACC-1) are aligned and the clear passage width is adequate for a wheelchair user.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations

AUTOMATED ACCESS DOORS

- The clear passage width and height are adequate.
- Doors can be identified with the wall on which they are framed, thanks to the metal frame. The glass is marked with a wide opaque stripe and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- The duration of the opening time is adequate.

HORIZONTAL ITINERARY COMMERCIAL ZONE

- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets).
- There are no relevant transversal or longitudinal slopes.
- Existence of a protective barrier to bridge the difference in level between floors with adequate height and design.



- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The lighting is adequate throughout the tour.
- Signs are available to direct users to the points where primary and/or secondary service is provided.
- Users are informed of the existence of electrical risk areas.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes, or perforations.

HORIZONTAL ITINERARY BASEMENT PARKING

- There is an accessible itinerary both to access the main service (commercial), and the secondary one (adapted parking spaces).
- There are no relevant transversal or longitudinal slopes.
- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The lighting is adequate throughout the tour.
- Users are informed of the existence of electrical risk areas.
- The entrances to the shopping center have doormats that are embedded in the pavement, so there is no risk of tripping.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes, or perforations.

STORE DOORS

- Doorway width and clear passage height are adequate.
- There is horizontal clearance on both sides of the sash.
- Always remain open.
- They present a chromatic contrast with the wall thanks to the metallic upper and lower frame and the handle, although they always remain open during the center's opening hours, so they do not pose a risk due to impact.
- Safety glass.
- Doors have handles of suitable height, length and separation from the vertical wall.

EXTERIOR RAMP

- Straight section guideline
- Suitable span width and length.



- The longitudinal slope, as well as the transverse slope, is adequate along the entire length of the ramp.
- The lengths of the initial and final landings allow maneuverability. Tolerances have been applied to the intermediate length.
- Plateaus free of obstacles.
- Handrails are provided on both sides at double height. Tolerances have been applied to the upper height. These have a suitable design, are continuous along the entire length of the ramp and are extended at the ends.
- The ramp also has an alternative route by means of the EXT-S-1 stairway.
- Natural and artificial lighting.
- The pavement is non-slip.

The following tolerance has been applied to the ramp as it complies with local standards:

- The free edges of the ramp have a lateral protection element of 8 cm.

EXTERIOR STAIR

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- Continuous handrails are provided throughout the stairways on both sides and in the center.
- Stairs are identified by chromatic contrast with the rest of the pavement.
- The staircase lighting is adequate.
- The pavement is non-slip.

STAIRCASE CONNECTING BASEMENT AND GROUND FLOOR

- The configuration of the staircase is adequate (guideline, number of treads, riser dimensions and design of treads).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- Existence of handrails on the interior side of the staircase. It is of adequate height and design
- The steps are easily visible thanks to the 5 cm wide bush-hammering on the edge of the step.
- The staircase lighting is adequate.

- The pavement is non-slip.

LIFT CONNECTING BASEMENT AND GROUND FLOOR

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- The plate housing the exterior elevator button panel contrasts with the background.
- Exterior elevator button panel: appropriate height, call confirmation, visual and audible arrival indication, relief / chromatic contrast / button size.
- Interior elevator button panel: appropriate height, call confirmation, visual and acoustic arrival indication, relief / chromatic contrast / button size / location and size of the symbol / separation between buttons / alarm / exit button to street level.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection and interior lighting and non-slip flooring.
- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- Existence of horizontal handrails of adequate height and design.

LIFT ELEVATOR TO MANAGEMENT

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- The plate housing the exterior elevator button panel contrasts with the background.
- Exterior elevator button panel: appropriate height, call confirmation, visual and audible arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief.
- Interior elevator button panel: appropriate height, call confirmation, visual arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection and interior lighting and non-slip flooring.
- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- Existence of horizontal handrails.



SIGNAGE

- There are tactile totems that provide information about the services provided by the center.
- PA system available.
- There are addressing, identification, regulator, and access zone signals.
- The signs contain regular characters, contrast in graphic content, clear outline, adequate layout (homogeneity, location of pictograms and significance of content) and adequate typography.
- Signs are well illuminated, visible and legible.
- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.
- The vast majority of directional signs are hanging from the ceiling and are visible, as they are not obstructed by other elements that impede their vision.

INFORMATION POINT

- Existence of information point in front of access ACC-2.
- It has double height, upper and lower height within the accessible measurements.
- The accessible service point area is adequately sized.

FURNITURE

- The benches have an obstacle-free strip and do not encroach on the accessible pedestrian route, as well as a recess under the benches to accommodate guide dogs.
- ATMs have adequate frontal space. The screen is inclined and at an adequate height.
- Trash garbage cans available along the mall routes are of adequate design.

ADAPTED TOILETS

- Adequate provision of adapted cabins in the center.
- There are three/four urinals at standard height and one urinal at lower height in each toilet block.
- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- The doors of the adapted cabins have an adequate width, height, maneuvering space and opening force. They present a chromatic contrast



with the wall on which they are framed and remain open, thus facilitating the passage of PRM users.

- With respect to the heights of some doors, tolerance has been applied since they do not obstruct the passage.
- The glass of the doors is safety glass and is marked with an opaque vinyl and 'symbol international accessibility' pictogram that covers the entire height and width of the door.
- The doors have operating mechanisms of accessible height and design.
- The emergency mechanisms for unlocking the lock from the outside are suitable, they are of the key type.
- The cabins are well lit inside.
- There is a 1.50 m maneuvering space inside the cabins.
- The washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- The faucet is of the gerontological lever type and is at an adequate height and reach for its use.
- The mirror can be tilted.
- The sink fixtures are at a suitable height.
- The design of the wastebaskets is adequate, they do not obstruct any space in the cabin and can be reached from the toilet.
- The sink fixtures are at a suitable height, except for the hand dryers where tolerance has been applied as they are reachable.
- Toilets are at an adequate height and depth tolerance has been applied as they do not hinder their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- There are two support bars on both sides of the toilet, one fixed and the other hinged.
- The cabin floor is slip-resistant in dry and wet conditions.

The following tolerances have been applied to the adapted toilets as they comply with local standards:

- Separation between the support bars and the toilet is adequate
- Hinged support bars of the toilets have a suitable height and design.
- TO-ADA-1 fixed support bar has a suitable height and design.

LACTATION ROOMS

- The rooms are open to the public.
- The doors of the lactation rooms open to the outside and have the same features and elements as the doors of the standard toilet cores.



- Lighting is not timed.
- As for maneuvering space, tolerance has been applied as it is considered adequate for a wheelchair user to maneuver.
- The washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- The faucet is of the gerontological lever type and is at an adequate height and reach for its use.
- Hand paper, hangers, soap and wastebaskets are at an adequate height.
- Floor is slip-resistant in dry and wet conditions.

PARKING SERVICE

- Existence of family and adapted parking spaces connected by accessible routes to the access points available in the shopping center, except for two parking spaces in the basement that connect to ACC-5 access.
- Basement and surface parking spaces that connect to ACC-1 have safe pedestrian routes that are chromatically differentiated with a band of appropriate width.
- Adequate dimensions of the parking spaces, as well as the approach space.
- They are marked on the pavement (integrating the approach space) and on the vertical signs (only in surface parking adapted spaces), both with the international symbol of accessibility.

EMERGENCY ITINERARYV

- Emergency plans include measures for accessible and/or assisted evacuation of people with special needs.
- Evacuation routes are accessible to the outside on the ground floor, commercial use floor.
- There is emergency lighting along the evacuation routes and in the accessible toilets.
- The property has an audible alarm system.
- The means of protection such as fire extinguishers, alarm buttons, etc. are marked with standardized luminescent signage.
- Fire extinguishers are located at a suitable height.
- Automatic and revolving doors have a full opening system in case of emergency.



EMERGENCY DOORS

- The clear passage width and height are adequate.
- Maneuvering space on both sides.
- Adequate opening force for RF doors.
- Doors can be identified with the wall on which it is framed, thanks to the metal frame and handle. The glass is marked with a wide opaque strip and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- The emergency panic bars are located at the correct height for their activation.





Certificate

STANDARD AIS 1/2018

NEPTUNE POZNAN SP Z O.O & NEIVER S.A.U
Nº AIS 981 ESP 2021

Factory Poznań
Dębiecka 1, 62-030 Luboń - Poland
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building after 2010
Certification Scheme

2 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

29/10/2021
Date of issue

29/10/2024
Period of validity

29/10/2021
First Date of issue



Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.

Substantiation - Certificate N° AIS 981 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Factory Poznań shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Dębiecka 1, 62-030 Luboń (Poland), in the Built Environment mode, reaching an accessibility level that corresponds to 2 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering 'Guide of the Ministry of Investment and Land Development "Building accessibility standards for people with disabilities 2017"'.

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

The Factory Poznań has two floors, distributed in one floor above ground for commercial use and surface parking (Ground Floor) and a basement parking, both connected by escalators and a single lift core. The Shopping Center has two main entrances, both on the ground floor for commercial use from the public road. Although the main use of the facility is commercial, other secondary services such as restrooms, lactation rooms and parking spaces are also offered.

The areas of the mall analysed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the general public or people unfamiliar with the Center, not including administrative work areas or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Factory Poznań located at Dębiecka 1, 62-030 Luboń (Poland), has involved the processing and analysis of a total of **410 records** of which 333 are considered relevant items. Based on the modality: **Existing Building after 2010**.

	Accredited	Not accredited
Total Items	268	65
Exceptions	-	14
Tolerances	13	-
Total Computable	268	51

Overall rate of accredited items	80,48 %
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All the conditioning requirements have been positively accredited for qualification in 2 stars degree. These been the following:

ASC01, ASC09, ASC23, ASC25, ASEO01, ASEO08, ASEO19, EVAC01, ITH01, PAV01, PU01, PU02 and PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 3-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 2 Stars in this modality and the aspects that have conditioned the accreditation of the next level are specified.

EXTERNAL ROUTES

- An accessible route is available to receive both the main and secondary service.
- Both longitudinal and transversal slopes are adequate.

- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during for most of the route.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- The route is adjacent to the facade line.
- Pedestrian crossings are more than 1,80 m wide, which is adequate, and are adequately marked on the pavement and by a vertical sign.
- The bollards are aligned, and the clear passage width is adequate for a wheelchair user.
- The pavement along the entire route is firm, slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.
- There are embedded mats on the outside of the entrances.

REVOLVING DOORS

- The clear passage width and height are adequate.
- A diameter of 1,50 m can be inscribed inside the revolving door, which is a suitable internal dimension.
- The door can be identified with the wall on which it is framed, thanks to the metal frame. The glass is marked with elements like text that allow its identification, avoiding the risk of impact.
- Safety glass.
- The door is automatic and has a slow-down button located at a suitable height.

EVACUATION DOORS NEXT TO REVOLVING DOORS

- The clear passage width and height are adequate.
- There is horizontal clearance on both sides of the leaves.
- It does not require a lot of force for its opening.
- The door can be identified with the wall on which it is framed, thanks to the metal frame.
- The glass is marked with the text "FACTORY" in red and with emojis, which allow its identification, avoiding the risk of impact.
- Safety glass.

HORIZONTAL ITINERARY

- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets and parking).
- There are no relevant transversal or longitudinal slopes.
- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.



- The itinerary presents adequate turning and manoeuvring spaces throughout its route.
- The lighting is adequate throughout the tour.
- Signs are available to direct users to the points where primary and/or secondary service is provided.
- Elements along the route do not interfere or obstruct it.
- The inside pavement is firm, slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.
- Doormats of appropriate length are available, which improve the slip resistance of the floor in wet conditions.

STORE DOORS

- For this double wing doors, the width of the free walking space at the maximum opening angle is suitable, greater than 0,80 m.
- The height of the passage in the carpentry is greater than 2,10 m.
- There is sufficient space for maneuvering on both sides of the doors, ensuring the possibility of maneuvering. The doors do not invade or obstruct any type of vertical route.
- The glass is safety glass, is double glazing.
- Glass doors are identified to avoid the risk of collision by the handle.
- The handle is at the correct height.
- The two door leaves are kept open and remain open during opening hours. The door does not require too much force to open.

AUTOMATIC DOOR WITH PRESENCE DETECTOR

- The clearance width and height are suitable.
- There is sufficient space for maneuvering on both sides of the door, ensuring the possibility of maneuvering. The door does not invade the vertical route.
- The glass is safety glass.
- The glass is marked with the text "FACTORY" in red and with emojis, which allow its identification, avoiding the risk of impact.
- The door is automatic with presence detector and with appropriate features, e.g. opening time duration.

LIFTS

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- Exterior elevator button panel: appropriate height, visual arrival indication, relief / chromatic contrast / button size.

- Interior elevator button panel: appropriate height, call confirmation, visual arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / separation between buttons / alarm / exit button differentiated from the rest.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection and interior lighting and non-slip flooring.
- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- Presence of mirror inside the lift cabin, on the front and side wall.
- Presence of two handrails on the front and side walls, of suitable characteristics and positioned at the correct height.

STAIRCASE

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- There is a barrier to protect the inside of the stairwell, of the correct height.
- It has handrails on both sides located at a single height installed in a correct and properly designed manner. The handrail is continuous on the inside.
- The staircase lighting is adequate.
- The pavement is non-slip. The steps have anti-slip strips that do not contrast chromatically but improve the anti-slip conditions of the pavement.
- It has a skirting board on the wall that contrasts chromatically and allows the steps to be seen correctly.

SIGNAGE

- There are staff at the reception desk who relay information by voice.
- There are tactile totems that provide information about the services provided by the center (image 35).
- In addition to the totems mentioned above, there are leaflets with floor plans and information.
- There are addressing and identification signals to toilets, parking, ... and access zone signals.
- The signs contain regular characters, contrast in graphic content, clear outline, adequate layout (homogeneity, location of pictograms and significance of content) and adequate typography.
- Signs are well illuminated, visible and legible.



- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.
- The vast majority of directional signs are hanging from the ceiling and are visible, as they are not obstructed by other elements that impede their vision.

INFORMATION POINT

- Existence of information point in front of access ACC-1.
- It has double height, upper and lower height within the accessible measurements.
- The accessible service point area is adequately sized.

FURNITURE

- Benches have an obstacle-free strip and do not encroach on the accessible pedestrian route, as well as space for a wheelchair and to accommodate guide dogs for blind people on at least one of their sides.
- ATMs have adequate frontal space. The screen is inclined and at an adequate height.
- Waste bins available along the mall routes are of adequate design and height.
- Seating is of adequate height and depth.

ADAPTED TOILETS

- Adequate provision of adapted cabins in the center.
- In male toilets there are 3 urinals in the West core and 4 urinals in the East core, one of them at a lower height.
- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- The doors of the adapted cabins, access doors to toilets and doors between washbasins and toilets are of adequate width and maneuvering space. They are easy to open, present a chromatic contrast with the wall where they are framed and remain open, thus facilitating the passage of PRM users.
- Access doors to toilets and doors between washbasins and toilets have a permissible clear passage height, applying tolerances. These doors have a vertical handle with good features and design.
- All doors have height-accessible operating mechanisms.
- Emergency mechanisms for unlocking the lock from the outside are suitable, being Allen key type.
- In the doors of the adapted cabins adapted, the locking mechanism is easy to operate.
- The cabins are well lit inside.



- There is a maneuvering space inside the cabins greater than 1,50 m.
- The washbasin allows frontal approach, its lower dimensions and height of the upper side are adequate.
- The faucet is of the gerontological lever type and is at an adequate height and reach for its use.
- Tilting mirror that can be changed by crank handle.
- Soap dishes, hand towel dispensers and toilet paper dispensers are located at an appropriate height.
- The design of the wastebaskets is adequate, they do not obstruct any space in the cabin and can be reached from the toilet.
- Toilets have lateral approach space on at least one side of the toilet of the correct dimension. In men's toilets the approach is from the left and in women's toilets from the right.
- Toilets are at an adequate height and depth tolerance has been applied as they do not hinder their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- The cabin floor is slip-resistant in dry and wet conditions.
- The International Symbol of Accessibility pictogram has adequate colors and dimensions.

The following tolerances have been applied to the adapted toilets as they comply with local standards:

- The hangers are located at a suitable height.

The adapted toilet cabins do not have two grab bars. **Note that this means that the level of accessibility achieved is compromised at the 3-star level.**

LACTATION ROOM

- The room is open to the public.
- The doors of the lactation rooms open to the outside and have the same features and elements as the doors of the standard toilet cores.
- Lighting is not timed.
- The washbasin allows frontal approach, its lower dimensions and height of the upper side are adequate.
- The tap is operated by means of a presence detector and is at an adequate height and reach for its use. There is enough space under the tap to be able to wash a baby.
- Soap dishes and hand paper dispensers are located at a height and reach suitable for use.
- The design of the wastebaskets is adequate, they do not obstruct any space.



PARKING SERVICE

- Existence of family and adapted parking spaces connected by accessible routes to the access points available in the shopping center. Accessible routes from the adapted parking spaces to the entrances will be along the road as the pavements are raised.
- The adapted parking spaces are located near the entrances.
- Adequate dimensions of all adapted parking spaces.
- Adapted perpendicular parking spaces provide an acceptable approaching space in the side that is integrated into the size of the parking space, applying tolerance.
- They are marked on the pavement (integrating the approach space) and on vertical signs, both with the international symbol of accessibility.
- The following tolerances have been applied to the adapted toilets as they comply with local standards:
- Adapted parallel parking spaces provide a suitable approaching space in the back that is integrated into the size of the adapted parking space.

EMERGENCY ITINERARY

- Emergency plans include measures for accessible and/or assisted evacuation of people with special needs.
- Evacuation routes are accessible to the outside. All floors have direct access to the outside.
- There is emergency lighting along the evacuation routes and in the accessible toilets.
- The means of protection such as fire extinguishers, alarm buttons, etc. are marked with standardized luminescent signage.
- Fire extinguishers are located at a suitable height.
- Revolving doors have a full opening system in case of emergency.

EMERGENCY DOORS

- Adequate clear passage width and height.
- Maneuvering space on both sides.
- The door giving access to the evacuation stairway does not obstruct it.
- Adequate opening force for RF doors.
- Doors can be identified with the wall on which it is framed, thanks to the metal frame, handles and panic bars. The glass is marked with text "FACTORY" in red that allow its identification, avoiding the risk of impact.
- Safety glass.
- The handles and the panic bars are of adequate height and have good features about length, diameter and clearance from the vertical face.





Certificate

STANDARD AIS 1/2018

NEPTUNE KRAKOW SP Z O.O & NEIVER S.A.U
Nº AIS 976 ESP 2021

Factory & Futura Park Krakow
Prof. A. Rozanskiego, 32.
32-085 Modlniczka - Poland

Certificate Holder

AIS 1/2018

Verified Standard

Existing Building after 2010

Certification Scheme

2 Stars

Accessibility Degree

First Issuing

Protocol

0001 EESP AIS1

Authorized Entity License

15/10/2021

Date of issue

15/10/2024

Period of validity

15/10/2021

First Date of issue

The AIS logo is a blue circle containing the letters 'AIS' in white, with 'ACCESSIBILITY INDICATOR SYSTEM' written in smaller white text below it. A black ink signature is written over the logo.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 976 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Factory & Futura Park Krakow shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Prof. A. Rozanskiego (Modlniczka, Poland), in the Built Environment mode, reaching an accessibility level that corresponds to 2 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering 'Guide of the Ministry of Investment and Land Development "Building accessibility standards for people with disabilities 2017"'.

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

It is developed on two floors as a result of the unevenness generated in the plot, but the accesses to both floors are flush with the pedestrian walkway. It has two main accesses, four toilet areas, two lactation rooms and a surface parking area that connects pedestrians with the accesses to the commercial area.

The areas of the Mall analysed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Factory & Futura Park Krakow located at Prof. A. Rozanskiego (Modlniczka, Poland), has involved the processing and analysis of a total of **460 records** of which 359 are considered relevant items. Based on the modality: **Existing Building after 2010**.

	Accredited	Not accredited
Total Items	284	75
Exceptions	-	21
Tolerances	16	-
Total Computable	284	54
Overall rate of accredited items		84,02%

All the conditioning requirements have been positively accredited for qualification in 2 stars degree. These been the following:

AP08, ASC01, ASC09, ASC23, ASC25, ASEO01, ASEO08, ASEO25, EVAC01 ITH01, ITH02, PAV0, PU01, PU02 and PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 3-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

EXTERNAL ROUTE

- An accessible route is available to receive both the main and secondary service.
- Both longitudinal and transversal slopes are adequate.

- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during the route.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- The route is adjacent to the facade line.
- Continuity of accessible pedestrian routes between crossing points is guaranteed.
- Crosswalks.
- The connection between the annex parking lot and the bus stop with the northwest access (ACC-2), has crosswalks of adequate widths, marked on pavement and with a vertical signal. The pedestrian crossings along the route have adequate dimensions and slopes and are flush with the pavement. Elements that present a risk of impact or tripping are marked and/or protected.
- The bollards at the northeast access (ACC-1) are aligned and the clear passage width is adequate for a wheelchair user.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.

AUTOMATED ACCESS DOOR

- The clear passage width and height are adequate.
- There is horizontal clearance on both sides of the sash.
- It does not require force for its opening since it is automated.
- The door can be identified with the wall on which it is framed, thanks to the metal frame and handle. The glass is marked with a wide opaque strip and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- There is a push button that opens the door located at an accessible height.
- The handle is of adequate length, height, diameter, and clearance from the vertical face.

HORIZONTAL ITINERARY

- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets).
- There are no relevant transversal or longitudinal slopes.
- Existence of a protective barrier to bridge the difference in level between floors with adequate height and design.



- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The sweeping of the door leaves does not interfere with the itinerary.
- The itinerary presents adequate turning and manoeuvring spaces throughout its route.
- The lighting is adequate throughout the tour.
- Signs are available to direct users to the points where primary and/or secondary service is provided.
- Obstacles and elements that present a risk of impact are marked and/or protected.
- Users are informed of the existence of electrical risk areas.
- The floors are firm and non-slip.

STORE DOORS

- Doorway width and clear passage height are adequate.
- There is horizontal clearance on both sides of the sash.
- D-1 type doors always remain open.
- Door type D-2 is automatic with presence detector.
- The D-2 type door allows its identification by visually impaired users due to its chromatic contrast with the white frame.
- Safety glass.
- Type D-1 doors have handles of suitable height and design.

LIFT

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- The plate housing the exterior elevator button panel contrasts with the background.
- Exterior elevator button panel: appropriate height, call confirmation, visual and audible arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / Braille.
- Interior elevator button panel: appropriate height, call confirmation, visual and acoustic arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection and exterior lighting and non-slip flooring.



- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- Presence of mirror inside the lift cabin.

STAIR

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- It has handrails on both sides located at a single height installed in a correct and properly designed manner.
- It has handrails on both sides, with single height and appropriate design.
- The staircase lighting is adequate.
- The pavement is non-slip.

SIGNAGE

- There are tactile and audible totems that provide information about the services provided by the center.
- Lecterns well anchored to the floor and located at a suitable height.
- In addition to the totems mentioned above, there are leaflets with floor plans.
- There are addressing, regulator and access zone signals.
- The signs contain regular characters, contrast in graphic content, clear outline, adequate layout (homogeneity, justification of texts, location of pictograms and significance of content) and adequate typography.
- Signs are well illuminated, visible and legible.
- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.
- The vast majority of directional signs are hanging from the ceiling and are visible, as they are not obstructed by other elements that impede their vision.

INFORMATION POINT

- Existence of information point in front of access ACC-1.
- It has double height, upper and lower height within the accessible measurements.
- The accessible service point area is adequately sized.

FURNITURE

- Benches have an obstacle-free strip and do not encroach on the accessible pedestrian route, as well as space for a wheelchair and to accommodate guide dogs for blind people on at least one of their sides.
- Bollards are placed in front of the escalators to prevent blind people from falling and wheelchair users or strollers from boarding the escalators.
- ATMs have adequate frontal space. The screen is inclined and at an adequate height.
- Trash garbage cans available along the mall routes are of adequate design.
- Chairs in the restaurant area are of adequate height and depth.

ADAPTED TOILETS

- Adequate provision of adapted cabins in the center.
- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- Both the doors of the adapted cabins and those of the accesses to the center are of adequate width and maneuvering space. They present a chromatic contrast with the wall where they are framed and remain open, thus facilitating the passage of PRM users.
- With respect to the heights of some doors, tolerance has been applied in some doors since they do not obstruct the passage.
- All doors have accessible height and design operating mechanisms and safety glass.
- Emergency mechanisms for unlocking the lock from the outside are suitable, in some cases they are of the slit type and in other cases they are by means of a key.
- In the doors of the cabins adapted with gender distinction (TO-ADA-1), the locking mechanism is easy to operate, and it is possible to identify from the outside whether the cabin is free or occupied.
- The cabins are well lit inside.
- There is a 1.50 m maneuvering space inside the cabins.
- The washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- The faucet is of the gerontological lever type and is at an adequate height and reach for its use.
- The mirror can be tilted.
- The design of the wastebaskets is adequate, they do not obstruct any space in the cabin and can be reached from the toilet.



- Toilets are at an adequate height and depth tolerance has been applied as they do not hinder their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- There are two support bars on both sides of the toilet, the separation between them is adequate, except in some cabins where tolerance has been applied.
- It is activated from the areas where there is a risk of falling, is visible from the outside by means of a red light, is of the cord type and allows the user to verify that the call has been received.
- The cabin floor is slip-resistant in dry and wet conditions.

The following tolerances have been applied to the adapted toilets as they comply with local standards:

- The hangers are located at a suitable height.
- Toilet grab bars, both hinged and fixed, are of adequate height and design.

LACTATION ROOMS

- The rooms are open to the public.
- The doors of the lactation rooms open to the outside and have the same features and elements as the doors of the standard toilet cores.
- Lighting is not timed.
- Adequate maneuvering space is available for maneuvering a wheelchair.
- Single-lever faucet located at a height and reach suitable for use.
- Hand paper, soap and wastebaskets are at an adequate height.

PARKING SERVICE

- Existence of family and adapted parking spaces connected by accessible routes to the access points available in the shopping center.
- Adequate dimensions of the parking spaces, as well as the approach space.
- They are marked on the pavement (integrating the approach space) and on vertical signs, both with the international symbol of accessibility.

EMERGENCY ITINERARY

- Emergency plans include measures for accessible and/or assisted evacuation of people with special needs.
- Evacuation routes are accessible to the outside.

- There is emergency lighting along the evacuation routes and in the accessible toilets.
- The means of protection such as fire extinguishers, alarm buttons, etc. are marked with standardized luminescent signage.
- Fire extinguishers are located at a suitable height.
- Revolving doors have a full opening system in case of emergency.

EMERGENCY DOORS

- Adequate clear passage width.
- Adequate clear passage height on all doors except EV-D-2 type doors where tolerance has been applied.
- Maneuvering space on both sides.
- The door giving access to the evacuation stairway does not obstruct it.
- Adequate opening force for RF doors.
- Doors can be identified with the wall on which it is framed, thanks to the metal frame and handle. The glass is marked with a wide opaque strip and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- The handle is of adequate length, height, diameter, and clearance from the vertical face.





Certificate

STANDARD AIS 1/2018

NEPTUNE GLIWICE SP Z O.O & NEIVER S.A.U
N.º AIS 979 ESP 2021

Factory Gliwice
ul. Rybnicka 205.
44-122 Gliwice- Poland
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building post 2010
Certification Scheme

3 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

22/10/2021
Date of issue

22/10/2024
Period of validity

22/10/2021
First Date of issue

The AIS logo is a blue circle containing the letters 'AIS' in white, with 'ACCESSIBILITY INDICATOR SYSTEM' written in smaller white text below it. A black ink signature is written across the logo.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 979 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Factory Gliwice shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Rybnicka 205 (Gliwice, Poland), in the Built Environment mode, reaching an accessibility level that corresponds to 3 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering Act of July 19, 2019, on Providing Accessibility to People with Special Needs and Guide of the Ministry of Investment and Land Development "Building accessibility standards for people with disabilities 2017".

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

It is developed on a single floor. It has a main access where all the surface parking spaces are located and another secondary access that connects to the supermarket, two toilet areas and a lactation room.

The areas of the mall analyzed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Factory Gliwice located at Rybnicka 205 (Gliwice, Poland), has involved the processing and analysis of a total of **455 records** of which 337 are considered relevant items. Based on the modality: **Existing Building after 2010**.

	Accredited	Not accredited
Total Items	268	69
Exceptions	-	22
Tolerances	9	-
Total Computable	268	47
Overall rate of accredited items		85,08%

All the conditioning requirements have been positively accredited for qualification in 3 stars degree. These been the following:

ASC01, ASC09, ASC23, ASC25, ASEO02, ASEO08, ASEO19, ASEO25, EVAC01, ITH01, ITH02, PAV01, PU01, PU02, PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 3-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

EXTERNAL ROUTE

- There is an accessible route to receive both main and secondary service via ACC-1 main access.
- Both longitudinal and transversal slopes are adequate.

- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during the route.
- Crossing space available.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- The itinerary connecting the secondary access to the main access is adjacent to the facade line.
- Continuity of accessible pedestrian routes between pedestrian crossings is ensured.
- The route has crosswalks of adequate width, marked on the pavement and with a vertical signal.
- Elements that present a risk of impact or tripping are marked and/or protected.
- The width of the passage between the bollards is adequate, as well as the height, design and contrast of the bollards.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.

MAIN ACCESS REVOLVING DOOR

- The door has large dimensions (height and width) and a slow-down button that allows a PRM user to access the interior of the center.
- There is horizontal clearance on both sides of the door.
- The door can be identified with the wall on which it is framed thanks to the metal frame. The glass is marked with corporate elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- Appropriate button height with international accessibility symbol to slow the door down

HORIZONTAL ITINERARY

- There is an accessible route through the main access ACC-1 to access both the main service (commercial) and the secondary service (toilets).
- There are no relevant transversal or longitudinal slopes.
- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The lighting is adequate throughout the tour.
- Signs are available to direct users to the points where primary and/or secondary service is provided.



- Obstacles and elements that present a risk of impact are marked and/or protected.
- Users are informed of the existence of electrical risk areas.
- The entrances to the shopping center have doormats that are embedded in the pavement, so there is no risk of tripping.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.

STORE DOORS

- Doorway width and clear passage height are adequate.
- There is horizontal clearance on both sides of the sash.
- Always remain open.
- They present a chromatic contrast with the wall thanks to the metallic upper and lower frame and the handle, although they always remain open during the center's opening hours, so they do not pose a risk due to impact.
- Safety glass.
- They have handles of suitable height and design.

LIFT

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- The plate housing the exterior elevator button panel contrasts with the background.
- Exterior elevator button panel: appropriate height, call confirmation, visual and audible arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / Braille.
- Interior elevator button panel: appropriate height, call confirmation, visual and acoustic arrival indication, relief / chromatic contrast / button size / location and size of the symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection and exterior lighting and non-slip flooring.
- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- Existence of handrail on the front wall with adequate height and design.



STAIR

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- It has handrails on both sides, with a single suitable height and continuous along the entire exterior course of the stairway.
- The steps are marked with chromatic signs.
- The staircase lighting is adequate.
- The pavement is non-slip.

SIGNAGE

- There are tactile totems that provide information about the services provided by the center.
- PA system available.
- In addition to the totems mentioned above, there are leaflets with floor plans.
- There are addressing, identification, regulator, and access zone signals.
- The signs contain regular characters, contrast in graphic content, clear outline, adequate layout (homogeneity, justification of texts, location of pictograms and significance of content) and adequate typography.
- Signs are well illuminated, visible and legible.
- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.
- The vast majority of directional signs are hanging from the ceiling and are visible, as they are not obstructed by other elements that impede their vision.

FURNITURE

- Benches have an obstacle-free strip and do not encroach on the accessible pedestrian route, as well as space for a wheelchair and to accommodate guide dogs for blind people on at least one of their sides.
- ATMs have adequate frontal space. The screen is inclined and at an adequate height.
- Trash garbage cans available along the mall routes are of adequate design.
- The benches have adequate dimensions (height and depth). Some of the benches have backrests with accessible features.



ADAPTED TOILETS

- There are four urinals at standard height and one urinal at lower height in each toilet block.
- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- The doors of the adapted cabins have an adequate width, height, maneuvering space and opening force. They present a chromatic contrast with the wall on which they are framed and remain open, thus facilitating the passage of PRM users.
- The glass of the doors is safety glass and is marked with an opaque white vinyl that covers the entire height and width of the door.
- Doors have accessible height and design operating mechanisms and safety glass.
- The emergency mechanisms for unlocking the lock from the outside are suitable, they are of the slit type.
- The locking mechanism is possible to identify from the outside whether the cabin is free or occupied.
- The cabins are well lit inside.
- There is a 1.50 m maneuvering space inside the cabins.
- The washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- The faucet is of the automatic type and is at an adequate height and reach for its use.
- The mirror can be tilted.
- The sink fixtures are at a suitable height, except for the hand dryers where tolerance has been applied as they are reachable.
- The design of the wastebaskets is adequate, they do not obstruct any space in the cabin and can be reached from the toilet.
- The toilets have a lateral approach >90 cm, in the case of TO-ADA-1 to the right and in TO-ADA-2 to the left.
- The toilets are floating; in the case of the TO-ADA-1 toilet, it is located at a suitable height. As for the depth of the toilets, tolerance has been applied since they comply with their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- There are two support bars on both sides of the toilet. The fixed bar has adequate height, design and is well anchored to the vertical face.
- There is an emergency mechanism. It is activated from the areas where there is a risk of falling, is visible from the outside by means of a red light,



is of the cord type and allows the user to verify that the call has been received.

- The cabin floor is slip-resistant in dry and wet conditions.

The following tolerance has been applied to the adapted toilets as they comply with local standards:

- The separation between the support bars and the toilet is adequate

LACTATION ROOM

- The rooms are open to the public.
- The door of the lactation room has the same characteristics as the doors of the adapted toilets.
- Lighting is not timed.
- Adequate maneuvering space is available for maneuvering a wheelchair.
- Automatic faucet located at a height and reach suitable for its use.
- Hand towels, soap, microwave, and baby changing table are located at a convenient height and reach.

PARKING SERVICE

- Existence of family and adapted parking spaces connected by accessible routes to the access point ACC-1 in the shopping center.
- Adequate dimensions of the parking spaces, as well as the approach space.
- They are marked on the pavement (integrating the approach space) and on vertical signs, both with the international symbol of accessibility.

EMERGENCY ITINERARY

- Emergency plans include measures for accessible and/or assisted evacuation of people with special needs.
- Evacuation routes are accessible to the outside.
- The existence of evacuation routes and their evacuation exits are signposted.
- There is emergency lighting along the evacuation routes and in the accessible toilets.
- The property has an audible and visual alarm system.
- The means of protection such as fire extinguishers, alarm buttons, etc. are marked with standardized luminescent signage.
- Fire extinguishers are located at a suitable height.
- Revolving doors have a full opening system in case of emergency.



EMERGENCY DOORS

- Adequate clear passage height and width.
- Maneuvering space on both sides.
- EV-D-3 doors giving access to the evacuation stairway does not obstruct it.
- Adequate opening force for RF doors.
- Glass doors can be identified with the wall on which it is framed, thanks to the metal frame and handle. The glass is marked with a wide opaque strip and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- The interior evacuation doors also present a chromatic contrast with the wall thanks to the metal handles.
- The handle is of adequate length, height, diameter, and clearance from the vertical face.





Certificate

STANDARD AIS 1/2018

NEPTUNE ANNOPOL SP Z O.O & NEIVER S.A.U
N.º AIS 982 ESP 2021

Factory Annopol
Annopol 2,
03-236 Warsaw- Poland
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building post 2010
Certification Scheme

3 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

29/10/2021
Date of issue

29/10/2024
Period of validity

29/10/2021
First Date of issue



A circular logo with the text 'AIS ACCESSIBILITY INDICATOR SYSTEM' is positioned above the signature.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 982 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Factory Annopol shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Annopol 2 (Warsaw, Poland), in the Built Environment mode, reaching an accessibility level that corresponds to 3 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering Act of July 19, 2019, on Providing Accessibility to People with Special Needs and Guide of the Ministry of Investment and Land Development "Building accessibility standards for people with disabilities 2017".

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

It is developed on a single floor. It has two main accesses with the same configuration of doors where all the surface parking spaces are located. Inside there is an information point, stores and other secondary services such as toilets and lactation rooms.



The areas of the mall analyzed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Factory Annopol located at Annopol 2 (Warsaw, Poland), has involved the processing and analysis of a total of **449 records** of which 268 are considered relevant items. Based on the modality: **Existing Building Post 2010**.

	Accredited	Not accredited
Total Items	285	83
Exceptions	-	11
Tolerances	35	-
Total Computable	285	72
Overall rate of accredited items		79,83%

All the conditioning requirements have been positively accredited for qualification in 3 stars degree. These been the following:

ASEO01, ASEO08, ASEO19, ASEO25, ITH01, ITH02, PAV01, PU01, PU02, PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 4-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

EXTERNAL ROUTE

- There is an accessible route to receive both the main and secondary service through the exterior accesses.
- Both longitudinal and transversal slopes are adequate.



- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during the route.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- Exterior routes are adjacent to the facade line.
- Continuity of accessible pedestrian routes between pedestrian crossings is ensured.
- Elements that present an impact or tripping hazard are marked or are located outside the accessible pedestrian route.
- The width of the passage between the bollards is adequate, as well as the height.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes, or perforations.

ACCESSES REVOLVING DOORS

- The doors have large dimensions (height and width) and a slow-down button that allows a PRM user to access the interior of the center.
- There is horizontal clearance on both sides of the door.
- Doors can be identified with the wall on which it is framed thanks to the metal frame. The glass is marked with corporate elements that allow its identification, avoiding the risk of impact.
- Safety glass.
- Appropriate button height with international accessibility symbol to slow the door down

ACCESSES EVACUATION DOORS

- Adequate clear passage height and width.
- Maneuvering space on both sides.
- Adequate opening force for RF doors.
- Glass doors can be identified with the wall on which it is framed, thanks to the metal frame. The glass is marked with a wide opaque strip and other elements that allow its identification, avoiding the risk of impact.
- Safety glass.

HORIZONTAL ITINERARY

- There are accessible routes from the main entrances to access both the main service (commercial) and the secondary service (toilets).
- There are no relevant transversal or longitudinal slopes.



- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The lighting is adequate throughout the tour.
- Signs are available to direct users to the points where primary and/or secondary service is provided.
- Obstacles and elements that present a risk of impact are marked and outside the accessible pedestrian route.
- Users are informed of the existence of electrical risk areas.
- The entrances to the shopping center have doormats that are embedded in the pavement, so there is no risk of tripping.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes, or perforations.

STORE DOORS

- Doorway width and clear passage height are adequate.
- There is horizontal clearance on both sides of the sash.
- Always remain open.
- They present a chromatic contrast with the wall thanks to the metallic upper and lower frame and the handle, although they always remain open during the center's opening hours, so they do not pose a risk due to impact.
- Safety glass.
- They have handles of suitable height and design.

SIGNAGE

- There are tactile totems that provide information about the services provided by the center.
- Lecterns well anchored to the floor and located at a suitable height.
- PA system available.
- In addition to the totems mentioned above, there are leaflets with floor plans.
- There are addressing, identification, regulator, and access zone signals.
- The signs contain regular characters, contrast in graphic content, clear outline, adequate layout (homogeneity, location of pictograms and significance of content) and adequate typography.
- Signs are well illuminated, visible and legible.
- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.



- The vast majority of directional signs are hanging from the ceiling and are visible, as they are not obstructed by other elements that impede their vision.

INFORMATION POINT

- Existence of information point in front of access ACC-1.
- It has double height, upper and lower height within the accessible measurements.
- The accessible service point area is adequately sized.

FURNITURE

- Benches have an obstacle-free strip and do not encroach on the accessible pedestrian route, as well as space for a wheelchair and to accommodate guide dogs for blind people on at least one of their sides.
- ATMs have adequate frontal space. The screen is inclined and at an adequate height.
- Trash garbage cans available along the mall routes are of adequate design.
- The benches have adequate dimensions (height and depth). Some features of the backups are accessible.

ADAPTED TOILETS

- Adequate provision of adapted cabins in the center.
- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- The doors of the adapted cabins have an adequate width, height, maneuvering space and opening force. They present a chromatic contrast with the wall on which they are framed and remain open, thus facilitating the passage of PRM users.
- The glass of the doors is safety glass and is marked with an opaque vinyl and 'symbol international accessibility' pictogram that covers the entire height and width of the door.
- The doors have operating mechanisms of accessible height and design, except for their diameter where tolerance has been applied as this does not compromise functionality.
- The emergency mechanisms for unlocking the lock from the outside are suitable, they are of the key type.
- The cabins are well lit inside.
- There is a 1.50 m maneuvering space inside the cabins.

- The washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- The faucet is of the single-lever type and is at an adequate height and reach for its use.
- The mirror can be tilted.
- Toilet accessories are at an adequate height (hand soap, hand dryer, toilet paper, etc.).
- The design of the wastebaskets is adequate, they do not obstruct any space in the cabin and can be reached from the toilet.
- The toilets have a lateral approach >90 cm, in the case of TO-ADA-1C and TO-ADA-2A to the right and in TO-ADA-1A, TO-ADA-1B and TO-ADA-2B to the left.
- Tolerance has been applied with respect to the height and depth of the toilets since they do not hinder their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- There are two support bars on both sides of the toilet. The fixed and folding support bars are of a suitable design.
- The separation between the support bars and the toilet in TO-ADA-1A is adequate.
- The cabin floor is slip-resistant in dry and wet conditions.

The following tolerance has been applied to the adapted toilets as they comply with local standards:

- The separation between the support bars and the toilet is adequate in TO-ADA-1C, TO-ADA-2A and TO-ADA-2B.
- The height of the fixed and folding support bars is adequate.

LACTATION ROOM

- Access to the interior of the lactation room is managed by a call point (intercom).
- The door of the lactation room has the same characteristics as the doors of the adapted toilets.
- The lighting in the interior is adequate.
- Adequate maneuvering space is available for maneuvering a wheelchair.
- The faucet is of the single-lever type and is at an adequate height and reach for its use.
- Hand soap, hand tissue and microwave are located at a convenient height and reach.



PARKING SERVICE

- Availability of family and adapted parking spaces close to the accesses.
- Adequate dimensions of the parking spaces, as well as the approach space.
- They are marked on the pavement (integrating the approach space) and on vertical signs, both with the international symbol of accessibility.

EMERGENCY ITINERARY

- Evacuation routes are accessible to the outside.
- The existence of evacuation routes and their evacuation exits are signposted.
- There is emergency lighting along the evacuation routes and in the accessible toilets.
- The property has an audible alarm system.
- The means of protection such as fire extinguishers, alarm buttons, etc. are marked with standardized luminescent signage.
- Fire extinguishers are located at a suitable height.
- Revolving doors have a full opening system in case of emergency.

EMERGENCY DOORS

- Adequate clear passage height and width.
- Maneuvering space on both sides.
- Adequate opening force for RF doors.
- Doors present a chromatic contrast with the wall thanks to the metal handles.
- The handle is of adequate length, height, diameter, and clearance from the vertical face.





Certificate

STANDARD AIS 1/2018

NEPTUNE AMSTERDAM, B.V
N.º AIS 1032 ESP 2021

Amsterdam The Style Outlet
SugarCity Ring 1.
1165 PB Halfweg - Netherlands
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building post 2010
Certification Scheme

3 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

31/12/2021
Date of issue

31/12/2024
Period of validity

31/12/2021
First Date of issue



A circular logo for the Accessibility Indicator System (AIS) is positioned above the signature. The logo contains the letters 'AIS' in a large, stylized font, with the words 'ACCESSIBILITY INDICATOR SYSTEM' in smaller text below it.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 1032 ESP 2021

In 2021 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Amsterdam TSO shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at SugarCity Ring 1 (Halfweg, Netherlands), in the Built Environment mode, reaching an accessibility level that corresponds to 3 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications.

Crosschecking between AIS requirements and local regulations has been made considering Convention on the Rights of Persons with Disabilities (CRPD) 2006, Equal treatment (Disability and chronic illness) ACT (Stb. 2003, 2006) and Building Decree July 3, 2012.

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

It is developed on three levels and a mezzanine. It has three access cores that communicate with all the floors of the shopping center and give connection to both the main services (commercial and catering) and secondary (adapted toilets, nursing rooms and adapted parking spaces)



The areas of the mall analyzed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Amsterdam TSO located at SugarCity Ring 1 (Halfweg, Netherlands), has involved the processing and analysis of a total of **852 records** of which 693 are considered relevant items. Based on the modality: **Existing Building after 2010**.

	Accredited	Not accredited
Total Items	532	161
Exceptions	-	31
Tolerances	31	-
Total Computable	532	130
Overall rate of accredited items		80,36%

All the conditioning requirements have been positively accredited for qualification in 3 stars degree. These been the following:

AP08, ASC01, ASC09, ASC23, ASC25, ASEO08, ASEO19, ASEO25, DER01, ITH01, ITH02, PAV01, PU01, PU02, PU14.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 3-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

ACCESS DOORS

- The clear passage width and height are adequate.
- Horizontal sweep-free space on both sides of doors suitable.
- Doors can be identified with the wall on which they are framed, thanks to the metal frame.



- Safety glass.
- The duration of the opening time is adequate (only in London & Milan doors).

EXTERIOR HORIZONTAL ITINERARY

- At the entrance of the accesses from the public road there are 2 cm slopes to limit the entry of water into the building. However, these differences in level are permitted, as they do not compromise the passage of wheelchair users or cause a risk of tripping or falling.
- This difference in elevation is protected by protective barriers of adequate height and design.
- Accessible routes are available to receive both the main and secondary service.
- Longitudinal and transversal slopes are adequate.
- The routes have adequate passage widths and are maintained within the measurements and tolerances allowed during the route.
- Adequate height.
- Natural and artificial lighting along the route.
- There is a chromatic difference between vertical and horizontal surfaces.
- Some routes are adjacent to the facade line.
- Elements that present a risk of impact or tripping are marked and/or protected and are located more than 2.20 m above the ground or start from the ground.
- Users are informed of the existence of electrical risk areas.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes or perforations.
- Some benches have mats fixed to the pavement.

INTERIOR HORIZONTAL ITINERARY

- This difference in elevation is protected by protective barriers of adequate design. Regarding the height, tolerance has been applied since the barriers do not have a scalable design and there is no risk of falling-
- Accessible routes are available to receive both the main and secondary service.
- There are no relevant transversal or longitudinal slopes.
- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The lighting is adequate throughout the tour.



- Elements that present a risk of impact or tripping are marked and/or protected and are located more than 2.20 m above the ground or start from the ground.
- Users are informed of the existence of electrical risk areas.
- In below-ground floors, where vehicular and pedestrian routes are at the same level, the continuity of accessible pedestrian routes between crossing points is guaranteed and they are marked on the pavement by means of chromatic changes.
- Crosswalks are marked on the pavement with strips of adequate width and anti-slip paint.
- Signalized escalator headers.
- The pavement along the entire route is slip-resistant, both wet and dry, and has no protruding joints, reliefs, holes, or perforations.
- Access doors are fitted with mats that are embedded in the pavement.

INFORMATION POINT DOOR

- The clear passage width and height are adequate.
- Horizontal sweep-free space on both sides of door suitable.
- Door can be identified with the wall on which they are framed, thanks to the metal frame.
- Safety glass and signposted by white vinyls with symbol of information and services.
- The duration of the opening time is adequate.

ELEVATORS

- The elevators are accessible to save more than two floors.
- The free space in front of the lifts is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabins.
- Button panel of exterior elevators: appropriate height, call confirmation, visual and audible arrival indication, relief / chromatic contrast / size of buttons / location and size of symbol.
- Although the external symbols do not have a high relief, tolerance has been applied in this respect as these are simple symbols (up and down dates) that can be easily recognized thanks to the relief they present, so that their function is satisfied.
- Button panel of interior elevators: appropriate height, call confirmation, visual arrival indication, relief / chromatic contrast / button size / location and size of the symbol / braille / separation between buttons / alarm. Only Paris cab has an audible indication of maneuver/arrival at the floor.



- Cabins: proper position of the cabin - vestibule, space between the floor and the floor of the cabin, automatic doors with presence detection and interior lighting and non-slip floors.
- There is a communication aid, an intercom, but it does not have a magnetic induction loop for hearing impaired users.
- There are horizontal handrails inside the cabins with adequate height and design, they do not obstruct the button panel and although the ends are not turned towards the wall, tolerance has been applied since they do not impede their functionality.
- Paris elevator has a mirror on the ceiling, as this is the only alternative since it is a cab with doors facing each other.

STAIRS

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- Some stairs have exclusively central handrails (so that both sides have a width >1.5 m).
- The S-4 staircase has handrails on both sides.
- The handrails are located at a single appropriate height, are continuous throughout the ladder and its design is accessible. The central handrails of some stairs extend 30 cm at both ends.
- Some stairs allow you to easily perceive the steps thanks to the side plinth. In the staircase S-3 they are differentiated by strips that have chromatic contrast at the edge of each step.
- The lighting of the stairs is adequate.
- The pavement is non-slip.

INTERIOR STAIRS NEAR TO LONDON AND MILAN ELEVATORS

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- On the plateau it does not sweep the turning of any door and is free of obstacles.
- One stair has handrails on both sides, while the other stair has only handrails on the open side of the ladder.



- The handrails are located at a single appropriate height, are continuous throughout the route, accessible design and extend at the beginning and end of the section.
- The lighting of the stairs is adequate.
- The pavement is non-slip.

INFORMATION POINT

- Existence of information point at level 0 by access Paris.

SIGNAGE

- There are tactile totems that provide information about the services provided by the center as well as maps for the location of these.
- PA system available.
- Brochures are available at the entrances to the center with plans and information on the services provided.
- There are addressing, identification, regulator, and access zone signals.
- Signs contain regular characters, contrast in the graphic content, clear outline, appropriate layout (homogeneity, justification of texts, location of pictograms and meaning of the content) and appropriate typography.
- Signs are well illuminated, visible and legible.
- The pictograms are recognizable, in particular, the International Symbol of Accessibility pictogram has adequate colors and dimensions.
- The vast majority of directional signs are located either on the wall or on vertical signs anchored to the pavement. These are visible, as they are not obstructed by other elements that prevent your vision.

FURNITURE

- Benches have a strip free of obstacles and do not invade the accessible pedestrian route, as well as a hole under the benches or on the side of them to accommodate guide dogs or that a user can be placed in a wheelchair.
- Dimensions of the bench seats are suitable.
- ATMs and vending machines have adequate frontal space. The screen in ATMs is inclined and at an adequate height.
- Bins are available along the shopping mall routes and are properly designed.
- Lecterns for supporting information elements are well anchored to the pavement and are at an appropriate height.

- In the accesses Milan and Paris from public road there are bollards of suitable design, located in an aligned way and that do not invade the accessible pedestrian route.

ADAPTED TOILETS

- Access to the inside of the adapted cabins is free.
- The doors of the adapted cabins open to the outside.
- Access doors to the toilet cores have adequate width, height and manoeuvring space. They have chromatic contrast with the wall on which they are framed, safety glass and automatic operation with sufficient opening time to exceed the threshold of the door.
- Adapted cabin doors have adequate width, height, manoeuvring space and opening force. They have a chromatic contrast with the wall on which they are framed and remain open, thus facilitating the passage of PRM users.
- Doors have accessible height and design opening mechanisms.
- Emergency mechanisms to unlock the lock from the outside are suitable, they are slit type.
- Condemnation or latch mechanisms are easily actionable (in some adapted toilets) and allow to identify from the outside in a tactile and visual way if the cabin is free or occupied.
- Cabins are well lit inside.
- There is a 1.50 m maneuvering space inside the cabins.
- Washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- Faucet is automatic and is at a height and reach suitable for use.
- The mirror is located at a suitable lower height, allowing a wheelchair user to see.
- Sink fixtures are at a suitable height.
- Design of the bins is suitable.
- Toilets have a lateral approach on the right side in two toilets and on the left side in the other two toilets. It has been proven with tolerance that the cabins do not have lateral approach to both sides since they complement each other.
- Toilets are at an adequate height and depth tolerance has been applied as they do not hinder their functionality.
- The toilet flushing mechanism is pressure operated and is located at an adequate height.
- There are two folding support bars on both sides of the toilet. These have proper separation between the two, proper design and height.



- Assistance mechanisms are available in the adapted cabins, which are operated from the risk areas, are of a contrasted and perimeter cord type, is perceptible from the outside and allows the user to verify that the call has been made.
- The cabin floor is slip-resistant in dry and wet conditions.

LACTATION ROOM

- Room is open to the public.
- Door of the lactation room open to the outside and has the same features and elements as the doors of the adapted cabins.
- Lighting is not timed.
- Inside the room there is a large maneuver space for a wheelchair user to maneuver.
- Washbasin allows frontal approach, its lower dimensions are adequate except for the depth where tolerance has been applied, since the functionality is not affected.
- Faucet is single lever type and is at an adequate height and reach for its use.
- Changing table and microwave located at a height and reach suitable for use.
- There is a sofa for nursing babies that have adequate design (height, backrest and armrests).
- Floor is slip-resistant in dry and wet conditions.
- There is a carpet inside, but it is fixed to the pavement, so there is no risk of tripping or falling.

PARKING SERVICE

- Existence of drop-off area where taxis stop near the Paris access by street level. It is signposted vertically.
- They have been defined in pavement by bands that contrasts chromatically safe pedestrian routes from the standard parking spaces and the PRM spaces to the accesses.
- Adapted parking spaces located near the accesses
- Adequate dimensions of the parking spaces, as well as the approach space.



EMERGENCY ITINERARY

- Emergency plans include measures for accessible and/or assisted evacuation of people with special needs.
- The main floor (level 0) is located in outer space so the evacuation here is directly to the outside.
- The property has sound and visual alarm system.
- Fire extinguishers are located at a suitable height.
- Automatic access doors can be opened manually in case of electrical failure.
- Elevators have a key for firefighters, thus allowing manoeuvrability in case of evacuation.

EMERGENCY DOORS

- The clear passage width and height are adequate.
- Maneuvering space on both sides.
- Adequate opening force for RF doors.
- London door has chromatic contrast with the face and its glass is security.
- Door opening mechanisms have adequate height and design. Except London door handle where design tolerance has been applied, as this is functional.

EMERGENCY STAIR

- The configuration of the staircase is adequate (guideline, number of treads, width, tread and riser dimensions, design of treads and length of plateaus).
- Existence of handrails on both sides located at an appropriate height, regarding the design of these tolerance has been applied since its functionality is not compromised.
- The lighting of the stairs is adequate.
- The pavement is non-slip.





Certificate

STANDARD AIS 1/2018

NEPTUNE VICOLUNGO I S.R.L.
N° AIS 896 ESP 2021

Vicolungo The Style Outlets
Piazza Santa Caterina 1
Vicolungo (Italy)

Certificate Holder

AIS 1/2018

Verified Standard

Existing Building – Prior 2010

Certification Scheme

3 Stars

Accessibility Degree

First Issuing

Protocol

0001 EESP AIS1

Authorized Entity License

29/03/2021

Date of issue

29/03/2024

Period of validity

29/03/2021

First Date of issue

The AIS logo is a blue circle containing the letters 'AIS' in white, with 'ACCESSIBILITY INDICATOR SYSTEM' written in smaller white text below it. A black ink signature is written across the logo.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 896 ESP 2021

In 2020 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Vicolungo The Style Outlets shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Piazza de Santa Caterina 1, Vicolungo (Novara, Italy), in the Built Environment mode, reaching an accessibility level that corresponds to 3 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications (ET-IMQ-AIS).

Crosschecking between AIS requirements and local regulations has been made considering:

- DM 236 - 14 giugno 1989. Prescrizioni tecniche necessarie a garantire l'accessibilità, l'adattabilità e la visitabilità degli edifici privati e di edilizia residenziale pubblica sovvenzionata e agevolata, ai fini del superamento e dell'eliminazione delle barriere architettoniche.
- Legge 5 febbraio 1992, n. 104 Legge-quadro per l'assistenza, l'integrazione sociale e i diritti delle persone handicappate.
- Decreto del Presidente della Repubblica 24.07.96 n.503 Regolamento recante norme per l'eliminazione delle barriere architettoniche negli edifici, spazi e servizi pubblici.

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

The Shopping Center is intended exclusively for commercial use of stores. It is developed on a single floor, at the foot of the pedestrian path. It has fourteen main entrances, three toilet service area and a surface parking area that connects pedestrians with the entrances to the commercial area.

The areas of the Mall analyzed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Vicolungo TSO Shopping Center located at Via del Piazza de Santa Caterina 1, Vicolungo, Novara – Italy, has involved the processing and analysis of a total of **734 records** considered relevant items. Based on the modality: **Existing Building – Prior 2010**.

	Accredited	Not accredited
Total Items	600	134
Exceptions	-	7
Tolerances	67	-
Total Computable	600	127

Overall rate of accredited items	82,53%
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All the conditioning requirements have been positively accredited for qualification in 3 stars degree. These been the following:

AP01, AP08, AP10, AP12-SEN, ASC01, ASC09, ASC21, ASC22 ASC23, ASC25, ASEO01, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO19, ASEO22, ASEO25, DER02, EVAC01, EVAC06-SEN, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09, ITH10, ITH13-SEN, ITH17-SEN, MOB25, MOB26,

MOB27-SEN, PAV01, PAV07, PU01, PU02, PU03, PU04, PU05, PU09, PU10-SEN, PU14, PU17 and PU18.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 4-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

ACCESSES

- The existence of an accessible itinerary with an adequate route, both to receive the main and secondary services (commercial/parking).
- The arrangement of bollards is in an aligned manner and without invading the accessible pedestrian route, presenting an adequate free passage width. Its design does not present edges, it has an adequate diameter.
- The pavement is firm and does not present joints with projections, reliefs or holes, it is passable and non-slip in dry and wet.
- The route has no significant longitudinal slope, and its transverse slope is less than 2%.
- Both the lighting (daytime), as well as the height, free movement width and manoeuvring space are adequate on the route. This, in addition, has crossing spaces and waits with the correct dimensions.
- There are no obstacles that invade the pedestrian route. The furniture is arranged appropriately, and projecting elements do not protrude more than 15 cm from the wall.
- The accessible route layout is adjacent to the façade line to allow a person with low vision or blind to be guided by it. The identification of pedestrian routes is facilitated by the chromatic differentiation between vertical and horizontal faces.
- The continuity of accessible pedestrian routes is ensured at the crossing points with vehicle itineraries.
- Users are informed of risks areas by placing risk warning signs.
- The pedestrian crossings present, have adequate width and vertical signage for vehicles, and colour contrast.
- The vehicular fords do not invade the accessible pedestrian route / strip or coincide with the fords for pedestrian use.
- The entrance / exit of the building is made at the level of a public road without steps or projections.

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- Accesses have adequate heights and widths of free passage and adequate manoeuvring spaces.

HORIZONTAL ITINERARY

Regarding the itinerary.

- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The sweeping of the door leaves does not interfere with the itinerary.
- The itinerary presents adequate turning and manoeuvring spaces throughout its route.
- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets).
- The floors are firm and non-slip and the elements installed to limit the entry of water (mats in shops) are embedded in the floor.
- There are no relevant transversal or longitudinal slopes.
- There are elements for addressing to accessible elements.
- The lighting is adequate throughout the tour.

Regarding the doors.

- The passage width, height and manoeuvring space are adequate.
- The configuration of the doors, their dimensions, operation and perceptual characteristics are adequate: The doors of the stores are always open during the hours of operation of the shopping center and the Info point door is automatic sliding door type.

Regarding the resting furniture and other.

- Side space next to benches for wheelchair users
- Space for guide dog under the benches, in some of them.
- Many benches can be used as ischial supports.
- Adequately sized seats.
- Some benches have back support.
- Litter bins are of the right height and design.
- ATMs have obstacle-free front access and are connected to the accessible itinerary. The screens are of suitable height and inclination. Mechanisms to personalize service are available and tactile features are present.

VERTICAL ITINERARY

Regarding the lift.

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- External keypad: appropriate height, call confirmation, audible arrival indication, relief / colour contrast / size / symbol / high relief and braille.
- Interior keypad: appropriate height, call confirmation, visual and acoustic arrival indication, relief / colour contrast / size / symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection, good interior and exterior lighting and non-slip flooring.
- Alarm button is differentiated from the rest with a yellow outline.
- Presence of intercom.

Regarding the staircase.

- Lower gap between barrier/handrail and steps by applying a tolerance.
- The sections have a suitable straight guideline, minimum and maximum number of steps, width, footprint size and riser height. Steps do not have nosing.
- Steps with physical riser, and with vertical design.
- Resting areas of the staircase are of adequate length, and free of obstacles (doors).
- The handrail has a suitable height, and its design is functional.
- The contrast between the plinth and the wall, allows to perceive the different steps.
- Slip conditions and flooring typology are adequate.
- The lighting is adequate.

HYGIENIC SERVICES

- The adapted toilets are freely controlled access and doors open to the outside (except one).
- The access doors to the toilets have adequate free space for sweeping, width and free height of passage. They are identified by colour contrast with elements such as pictograms or doorknobs. They are always open.



- The access doors to the adapted cabins have free sweeping space and adequate free passage width and height. They are identified by chromatic contrast and they stand opened. In addition, they have an emergency mechanism to unlock the locks from outside the cabins. Toilet cabins incorporate a latch to close it, which visually identifies if the booth is free or occupied.
- The toilet booths have an easy-to-use locking mechanism (e.g., with the fist).
- The door handles of the toilets and sanitary cabins are located at the correct height and their dimensions and characteristics are adequate.
- The light in the toilets is not timed.
- The manoeuvring spaces are correct, and allow adequate frontal approach to the sinks, guaranteeing their usability.
- The lower free space of the sinks and the height of the upper face make them usable. The taps are of the single lever type, they are located at a suitable height and the range is correct.
- The mirrors are suitable for use and have inclination.
- Soap, hand paper and toilet paper have an adequate range.
- The bins allow its use without a pedal in some toilets.
- The toilets have a lateral approach of a suitable distance. The depth for toilet base seat is adequate in two of them. In addition, the wc are of the correct height. The discharge mechanism of these is pressure and is at a suitable height for use.
- The toilets grab bars:
 - Every toilet has two supporting bars to enable transfer from a wheelchair.
 - In two toilets bars have a suitable position.
 - In every toilet a folding and a fixed bar are provided, and all of them have suitable, height and dimensions, except fixed bar in one. The anchorage of the fixed bar is firm.
- The pavement is non-slip.
- ISA symbol dimensions are adequate and colour contrast is enough (except in one toilet, where there is none).

Regarding the lactation room

- The width and free passage height, the opening force of the door and the height of the opening mechanism and its configuration are correct.
- The door has a colour contrast to be perceived and an external unlocking mechanism.
- The lighting is not timed.



- The washbasin has an adequate frontal approach space. The faucet is automatic type, and its height is correct.
- The bins allow its use without a pedal.
- The floor is non-slip.

COMMUNICACTION AND INFORMATION

Regarding the reception desk

- The information and attention counter has double height.
- The attention counter has an area that allows the front approach free of obstacles, and whose dimensions are appropriate to receive information.
- Staff can provide live information.

Regarding signalling of accesses and general information inside the mall

- There are basic information panels and signs indicating movement lines and services.
- There are signs describing services, regulations of use, timetables.
- The signage is located in areas of passage free of obstacles. Wayfinding on wall and service identification are at a suitable height.
- Graphic contents (pictogram, characters) provide clear contrast with the background.
- Signs have a contrast contour regarding the surface / wall where they are installed.
- Signs and information elements (signs, information panels) are duly illuminated so that they are visible and legible.
- Concise texts, simple and specific words, with right font size and homogeneous design. The fonts are sans serif.
- Signs and signals use understandable symbols, icons, and characters.

PARKING SERVICES

- There is a usable areas for the descent/ascent of passengers (drop-off).
- The adapted spaces are located near the entrances to the shopping center. They are communicated, with an accessible physical itinerary, in need of improvement in terms of signalling the safe circulation space on the road.
- The dimensions of car park adapted spaces are adequate in three parking areas.



- The dimensions of the approaching space to reserved slots is adequate in many parking areas.
- The pavement is firm, does not have perforations or holes, is passable and non-slip.
- The squares have an international symbol of accessibility (ISA) on the pavement (yellow), and a vertical sign with the ISA symbol.

EMERGENCY AND EVACUATION

- Vicolungo TSO have an Emergency Plan where the obligations of those responsible for evacuation are described. There are measures for accessible / assisted evacuation of people with disabilities.
- There is emergency lighting, and the alarm system has an audible warning.
- The location of the observed alarm call points and fire extinguishers is adequate.
- Evacuation is without change of elevation and accessible at all entrances. All space outside of stores is considered such safe space.





Certificate

STANDARD AIS 1/2018

ROPPENHEIM S.N.C
Nº AIS 893 ESP 2021

Roppenheim The Style Outlets
1, Route de l'Europe,
Roppenheim (France)

Certificate Holder

AIS 1/2018

Verified Standard

Existing Building – Post 2010

Certification Scheme

4 Stars

Accessibility Degree

First Issuing

Protocol

0001 EESP AIS1

Authorized Entity License

12/03/2021

Date of issue

12/03/2024

Period of validity

12/03/2021

First Date of issue



A circular logo with the text 'AIS ACCESSIBILITY INDICATOR SYSTEM' is positioned behind the signature.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 893 ESP 2021

In 2020 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Roppenheim The Style Outlets shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at 1, Route de l'Europe, Roppenheim (Bas -Rhin, France), in the Built Environment mode, reaching an accessibility level that corresponds to 4 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications (ET-IMQ-AIS).

Crosschecking between AIS requirements and local regulations has been made considering:

- Code de la Construction et de l'Habitation (CCH).
- Arrêté du 8 décembre 2014 sur l'accessibilité aux personnes handicapées des ERP fixant les dispositions prises pour la application des articles R.111-19-7 à R.111-19-11 du CCH et de l'article 14 du décret n°2006-555 (Version 2020).



Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

The Shopping Center is intended exclusively for commercial use of stores. It is developed on a single floor, flush with the pedestrian path. It has three main entrances, a toilet service area and a surface parking area that connects pedestrians with the entrances to the commercial area.

The areas of the Mall analysed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Roppenheim TSO Shopping Center located at 1, Route de l'Europe, Roppenheim, Bas-Rhin – France, has involved the processing and analysis of a total of **607 records** of which 487 are considered relevant items. Based on the modality: **Existing Building – Post 2010**.

	Accredited	Not accredited
Total Items	441	46
Exceptions	-	10
Tolerances	70	-
Total Computable	441	36

Overall rate of accredited items	92,45%
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All the conditioning requirements have been positively accredited for qualification in 4 stars degree. These been the following:

AP02, AP07, AP08, AP09, AP10, AP12-SEN, ASC01, ASC02, ASC05, ASC09, ASC13-SEN, ASC18-SEN, ASC19, ASC21, ASC22, ASC23, ASC24, ASC25, ASC34-SEN, ASC40, ASEO01, ASEO03, ASEO05, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO11, ASEO12, ASEO13, ASEO15, ASEO19, ASEO20,



ASEO22, ASEO23, ASEO24, ASEO28, DER02, DER07, DER08, DER09, DER40, DER41, DER45, EVAC01, EVAC02, EVAC06-SEN, EVAC07-SEN, EVAC13, ITH01, ITH02, ITH03, ITH04, ITH05, ITH06, ITH08, ITH09, ITH10, ITH12, ITH13-SEN, ITH17-SEN, ITH23-SEN, ITH44-SEN, ITH46-SEN, MOB01, MOB02, MOB03, MOB21, MOB24, MOB25, MOB26, MOB27-SEN, PAV01, PAV02, PAV03, PAV05, PAV06, PAV07, PAV09, PAV10-SEN, PU01, PU02, PU03, PU04, PU05, PU09, PU10-SEN, PU11-SEN, PU13, PU14, PU17, PU18, PU19, PU21, SEN01, SEN06, SEN11, SEN12, SEN13, SEN25, SEN29, SEN30, SEN36, SEN39, SEN41 and SEN46.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 5-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 4 Stars in this modality.

ACCESSES

- Existence of an accessible itinerary with an adequate route, both to receive the main and secondary services (commercial/parking).
- The arrangement of bollards is located in an aligned manner and without invading the accessible pedestrian route, presenting an adequate free passage width. Its design does not present edges, it has an adequate diameter.
- The pavement is firm and does not present joints with projections, reliefs or holes, it is passable and non-slip in dry and wet.
- The route has no significant longitudinal slope, and its transverse slope is less than 2%.
- Both the lighting (daytime), as well as the height, free movement width and manoeuvring space are adequate on the route. This, in addition, has crossing spaces and waits with the correct dimensions.
- There are protective barriers that have adequate height and no separation opening between horizontal elements, they also have a non-scalable design. They do not have a lower free gap between the barrier and the ground, since they are supported on the pavement.
- There are no obstacles that invade the pedestrian route. The furniture is arranged appropriately and projecting elements such as ashtrays do not protrude more than 15 cm from the wall.
- The pedestrian crossings present, have adequate width and vertical signage for vehicles.



- Existence of a pedestrian ford that does not break the route band, also presents contrast with pavement and adequate width. It does not show sharp edges in any of the elements that compose it or grids in its lower level. Absence of transversal and longitudinal slopes.
- The vehicular fords do not invade the accessible pedestrian route / strip or coincide with the fords for pedestrian use.
- The entrance / exit of the building is made at the level of a public road without steps or projections.
- There is tactile guidance on the route from the PRM parking spaces to the entrances.
- Access arches have adequate heights and widths of free passage and adequate manoeuvring spaces.

HORIZONTAL ITINERARY

Regarding the itinerary

- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The sweeping of the door leaves does not interfere with the itinerary.
- The itinerary presents adequate turning and manoeuvring spaces throughout its route.
- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets).
- The floors are firm and non-slip and the elements installed to limit the entry of water (mats in shops and access to toilets) are embedded in the floor.
- There are no relevant transversal or longitudinal slopes (only slight slopes to favour the runoff of rainwater).
- The projecting elements are properly arranged and do not represent a danger to users.
- There are elements for addressing to accessible elements.
- Potential risks for visitors are identified (e.g., drowning hazard sign by the pond).
- There is a ramp to bridge the existing unevenness in the access to the rest esplanade and the presence of said unevenness is protected by suitable barriers.
- The lighting is adequate throughout the tour.
- Regarding the doors
- The passage width, height and manoeuvring space are adequate.



- The configuration of the doors, their dimensions, operation, and perceptual characteristics are adequate: The doors of the stores are always open during the hours of operation of the shopping center and the Info point doors are not heavy but may require adjustment to make opening easier.

Regarding the resting furniture and other

- Side space next to benches for wheelchair users
- Space for guide dog under the benches.
- Adequately sized seats.
- Some benches have back support.
- ATMs have adequate spaces for approach, screen height and sensory features to facilitate their use.
- Litter bins are of the right height and design.

VERTICAL ITINERARY

Regarding the ramp

- The sections have a suitable straight guideline, width, and cross slope.
- Maximum length of section and inclination are credited applying a tolerance.
- Initial, final, and intermediate resting areas have appropriate dimensions and there are no obstacles in them.
- The ramp counts with protection measures as a side plinth and non-slip pavement.
- The handrail has a suitable height as a top handrail.
- An alternative itinerary with steps is available and the ramp is adequately lit.

Regarding the lift

- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- External keypad: appropriate height, call confirmation, visual and audible arrival indication, relief / colour contrast / size / symbol / high relief / Braille.
- Interior keypad: appropriate height, call confirmation, visual and acoustic arrival indication, relief / colour contrast / size / symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection, good interior and exterior lighting and non-slip flooring.



- Call to the exit floor on its interior keypad. This button is differentiated from the rest and has a green outline.
- Presence of horizontal handrails with adequate height, length, free space between wall and handrail and does not obstruct the keypad. The ends of the handrails are turned towards the wall.
- Presence of intercom, and magnetic looping system for hearing impaired users in the lift cabin.
- Presence of mirror inside the lift cabin.

HYGIENIC SERVICES

Regarding the adapted toilets:

- The access doors to the toilets have adequate free space for sweeping, width and free height of passage. They are identified by colour contrast with elements such as pictograms or doorknobs. They are always open.
- The access doors to the adapted cabins have free sweeping space and adequate free passage width. They are identified by chromatic contrast with elements such as pictograms or doorknobs and although they close by themselves, they do not pose a functionality problem. In addition, they have an emergency mechanism to unlock the locks from outside the cabins. They incorporate a latch to close them, which visually identifies if the booths are free / occupied.
- The handles of the doors to the cabins are located at the correct height.
- The light in the toilets is not timed.
- The manoeuvring spaces are correct and allow adequate frontal approach to the sinks, guaranteeing their usability.
- The lower free space of the sinks and the upper face is at a suitable height. The taps are of the automatic type, they are located at a suitable height and the range is correct.
- The mirrors are at a suitable height for use.
- Soap, hand paper and toilet paper have an adequate range.
- The hangers are at the correct height.
- The bins allow its use without a pedal.
- The toilets have a left or right lateral approach of a suitable distance. In addition, the toilets are of the correct height. The discharge mechanism of these is pressure and is at a suitable height for use.
- The toilets have a fixed grab bar. The fixed bars have adequate length, diameter and spacing, and their anchorage is firm.
- There are urinals at an adapted height in the male toilets for common use.
- The pavement is non-slip.



Regarding the lactation room, it is positively credited:

- The free passage height, the manoeuvring space in front of the door, the opening force of the latter and the height of the opening mechanism and its configuration are correct.
- The door has a colour contrast to be perceived and an external unlocking mechanism.
- The lighting is not timed.
- The washbasin has an adequate frontal approach space. The faucet is lever type, and its height is correct.
- The hanger is placed at a suitable height and the bin is within reach and does not have a pedal.
- The floor is non-slip.

COMMUNICATION AND INFORMATION

For the reception desk:

- The information and attention counter has double height.
- The attention counter has an area that allows the front approach free of obstacles, and whose dimensions are appropriate.
- The attention desk has a magnetic induction loop, and it is signposted.
- Staff can provide live information.

For the signalling of accesses and general information inside the mall:

- There are basic information panels and signs indicating movement lines and services.
- There are signs describing services, regulations of use, timetables.
- Sign or similar items are easy to detect and understand to help identify the access /exit point.
- The signage is in areas of passage free of obstacles. Wayfinding on wall and service identification are at a suitable height.
- Graphic contents (pictogram, characters) provide clear contrast with the background.
- Signs have a contrast contour regarding the surface / wall where they are installed.
- Signs and information elements (signs, information panels) are duly illuminated so that they are visible and legible.



- Concise texts, simple and specific words, with right font size and homogeneous design. The fonts are sans serif.
- Signs and signals use understandable symbols, icons, and characters.
- Magnetic induction in accessible call points or other service areas is noted using a recognizable pictogram accompanied by a visual text if necessary.

PARKING SERVICES

- There are drop off areas on the surface (signposted next to the Bus-Shuttle stop).
- It has an associated accessible pedestrian itinerary for both standard and reserved spaces (PRM).
- The adapted squares are located near the entrances to the shopping center. The squares are communicated, with an accessible physical itinerary, with the improvement needs stated in the Access section.
- The dimensions of the squares comply with the standard. These have adequate and built-in approach space.
- The pavement is firm, does not have perforations or holes, is passable and non-slip.
- The squares have an international symbol of accessibility (ISA) on the pavement (white), and a vertical sign with the ISA symbol.

EMERGENCY AND EVACUATION

- Roppenheim TSO have an Emergency Plan where the obligations of those responsible for evacuation are described. There are measures for accessible / assisted evacuation of people with disabilities.
- There is emergency lighting, and the alarm system has an audible and visual warning.
- The location of the observed call points and fire extinguishers is adequate.
- Evacuation is without change of elevation and accessible at all entrances. All space outside of stores is considered such safe space.





Certificate

STANDARD AIS 1/2018

CASTEL GUELFO I S.R.L.
N° AIS 894 ESP 2021

Castel Guelfo The Style Outlets
Via del Commercio, 4/2
Castel Guelfo di Bologna (Italy)
Certificate Holder

AIS 1/2018
Verified Standard

Existing Building – Post 2010
Certification Scheme

3 Stars
Accessibility Degree

First Issuing
Protocol

0001 EESP AIS1
Authorized Entity License

17/03/2021
Date of issue

17/03/2024
Period of validity

17/03/2021
First Date of issue

The AIS logo is a blue circle containing the letters 'AIS' in white, with 'ACCESSIBILITY INDICATOR SYSTEM' written in smaller white text below it. A black ink signature is written across the logo.

Esther Bienes Pinedo, President of ARS Foundation

This certificate is issued by the Foundation for Accessibility and Social Responsibility based on the report and proposal for an opinion presented by the Authorized Entity outlined.



Substantiation - Certificate N° AIS 894 ESP 2021

In 2020 NEINVER, real estate company dedicated to the promotion, acquisition, and management of tertiary real estate assets, in its commitment to accessibility requested to Fundación para la Accesibilidad y Responsabilidad Social to assess the status of Castel Guelfo The Style Outlets shopping mall, for certification of its degree of accessibility according to AIS 1/2018 standard.

A Verification Study of the Degree of Accessibility in which the Technical Specifications of the AIS 1/2018 Standard (Accessibility Indicator System) have been verified, has been carried out in the building located at Via del Commercio, 4/2, Castel Guelfo di Bologna (Bologna, Italy), in the Built Environment mode, reaching an accessibility level that corresponds to 3 Stars.

The Built Environment mode is applied to facilities where, for example, its date of construction, typology, use and / or degree of protection, the incorporation of adaptations has limitations applying criteria of reasonable one-off adjustments and tolerances that allow arbitration of a functional and effective adequacy.

The holder of this Certificate has an improvement plan for the maintenance of the degree of accessibility achieved and progression to degrees superiors.

The use and validity of this certificate is subject to an annual review and verification of the degree of accessibility with a triennial periodicity according to the procedure and technical specifications (ET-IMQ-AIS).

Crosschecking between AIS requirements and local regulations has been made considering:

- DM 236 - 14 giugno 1989. Prescrizioni tecniche necessarie a garantire l'accessibilità, l'adattabilità e la visitabilità degli edifici privati e di edilizia residenziale pubblica sovvenzionata e agevolata, ai fini del superamento e dell'eliminazione delle barriere architettoniche.
- Legge 5 febbraio 1992, n. 104 Legge-quadro per l'assistenza, l'integrazione sociale e i diritti delle persone handicappate.
- Decreto del Presidente della Repubblica 24.07.96 n.503 Regolamento recante norme per l'eliminazione delle barriere architettoniche negli edifici, spazi e servizi pubblici.

Scope of the Certification

The scope of the verification and certification in this facility has been defined for the common areas assigned to commercial use that the public can access.

The Shopping Center is intended exclusively for commercial use of stores. It is developed on a single floor, flush with the pedestrian path. It has three main entrances, a toilet service area and a surface parking area that connects pedestrians with the entrances to the commercial area.

The areas of the Mall analysed and valued have been considered as for public use, that is, areas or elements of circulation that can be used by the public or people unfamiliar with the Center, not including administrative work areas. or facilities that do not provide direct services to the public (such as private offices, stairs for internal use and other private dependencies).

Summary of verification

The verification conducted at the Castel Guelfo TSO Shopping Center located at Via del Commercio 4/2, Castel Guelfo de Bologna, Bologna – Italy, has involved the processing and analysis of a total of **598 records** of which 527 are considered relevant items. Based on the modality: **Existing Building – Post 2010**.

	Accredited	Not accredited
Total Items	408	118
Exceptions	-	14
Tolerances	40	-
Total Computable	408	104

Overall rate of accredited items	79,43%
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All the conditioning requirements have been positively accredited for qualification in 3 stars degree. These been the following:

AP08, AP10, AP12-SEN, ASC01, ASC05, ASC09, ASC21, ASC22, ASC23, ASC25, ASEO01, ASEO06, ASEO07-SEN, ASEO08, ASEO10, ASEO19, ASEO22, ASEO25, DER02, DER40, DER41, DER45, DER55, EVAC01, EVAC06-SEN, ITH01, ITH02, ITH04, ITH05, ITH08, ITH09, ITH10, ITH13-SEN,



PAV01, PAV07, PU01, PU02, PU03, PU04, PU05, PU09, PU14, PU17, PU18, and PU19.

This property has accredited numerous features, has exceeded all the requirements for the above qualification and many of those required for the 4-star degree, which has been compromised for aspects whose resolution is feasible.

An extract of the certification report is made indicating the features accredited for the degree of qualification in 3 Stars in this modality.

ACCESSES

- Existence of an accessible itinerary with an adequate route, both to receive the main and secondary services (commercial/parking).
- The arrangement of bollards is located in an aligned manner and without invading the accessible pedestrian route, presenting an adequate free passage width. Its design does not present edges, it has an adequate diameter.
- The pavement is firm and does not present joints with projections, reliefs or holes, it is passable and non-slip in dry and wet.
- The route has no significant longitudinal slope, and its transverse slope is less than 2%.
- Both the lighting (daytime), as well as the height, free movement width and manoeuvring space are adequate on the route. This, in addition, has crossing spaces and waits with the correct dimensions.
- There are no obstacles that invade the pedestrian route. The furniture is arranged appropriately, and projecting elements do not protrude more than 15 cm from the wall.
- The accessible route layout is adjacent to the façade line to allow a person with low vision or blind to be guided by it. The identification of pedestrian routes is facilitated by the chromatic differentiation between vertical and horizontal faces.
- Users are informed of risks areas by placing risk warning signs (in this case, electrical power sign).
- The pedestrian crossings present, have adequate width and vertical signage for vehicles, but there are no fords.
- The vehicular fords do not invade the accessible pedestrian route / strip or coincide with the fords for pedestrian use.
- The entrance / exit of the building is made at the level of a public road without steps or projections.



- Accesses have adequate heights and widths of free passage and adequate manoeuvring spaces.

HORIZONTAL ITINERARY

Regarding the itinerary

- The free passage width and height are adequate and are maintained throughout the entire itinerary. The furniture elements do not interfere or hinder the route.
- The sweeping of the door leaves does not interfere with the itinerary.
- The itinerary presents adequate turning and manoeuvring spaces throughout its route.
- There is an accessible itinerary both to access the main service (commercial), and the secondary one (toilets).
- The floors are firm and non-slip and the elements installed to limit the entry of water (mats in shops) are embedded in the floor.
- There are no relevant transversal or longitudinal slopes.
- There are elements for addressing to accessible elements.
- Potential risks for visitors are identified (e.g., electrical power sign).
- When existing slopes of more than 55cm. next to the accessible itinerary (as between the 1st floor and the ground level), there is a protection element such as barriers. The barriers are of adequate height and their design is right and non scalable.
- The lighting is adequate throughout the tour.

Regarding the doors

- The passage width, height and manoeuvring space are adequate.
- The configuration of the doors, their dimensions, operation and perceptual characteristics are adequate: The doors of the stores are always open during the hours of operation of the shopping center and the Info point door is automatic sliding door type.

Regarding the resting furniture and other

- Side space next to benches for wheelchair users
- Space for guide dog under the benches, in some of them.
- Many benches can be used as ischial supports.
- Adequately sized seats.
- Some benches have back support.
- Litter bins are of the right height and design.



VERTICAL ITINERARY

Regarding the ramp

- The sections have a suitable straight guideline, width, and cross slope.
- Maximum length of section is adequate.
- Initial and final intermediate resting areas have appropriate dimensions and there are no obstacles in them.
- The ramp counts with protection measures without free edges and non-slip pavement.
- Identification of the ramp's slope is provided by using flooring changes.
- The lighting is adequate.

Regarding the lift

- There is a lift to communicate levels that are provided with accessible elements (toilets).
- The free space in front of the lift is adequate for manoeuvring with a wheelchair, as well as the passage width of the automatic doors and the interior dimensions of the cabin.
- External keypad: appropriate height, call confirmation, audible arrival indication, relief / color contrast / size / symbol / high relief.
- Interior keypad: appropriate height, call confirmation, visual and acoustic arrival indication, relief / colour contrast / size / symbol / high relief / braille / separation between buttons / alarm.
- Cabin: adequate cabin - lobby position, gap between floor and cabin flooring, automatic doors with presence detection, good interior and exterior lighting and non-slip flooring.
- Call to the exit floor on its interior keypad. This button is differentiated from the rest and has a green outline.
- Presence of intercom.

Regarding the staircase

- Lower gap between barrier/handrail and steps.
- The sections have a suitable straight guideline, minimum and maximum number of steps, width, foot print size and riser height.
- Steps with physical riser, and with vertical design.
- Resting areas of the staircase are of adequate length, and free of obstacles (doors).
- The handrail has a suitable height, and its design is functional, although it could be improved to make it more ergonomic.
- The contrast between the plinth and the wall, allows to perceive the different steps.



- Slip conditions and flooring typology are adequate.
- The lighting is adequate.

HYGIENIC SERVICES

- The access doors to the toilets have adequate free space for sweeping, width and free height of passage. They are identified by colour contrast with elements such as pictograms or doorknobs. They are always open.
- The access doors to the adapted cabins have free sweeping space and adequate free passage width and height. They are identified by chromatic contrast with elements such as pictograms or doorknobs and they stand opened. In addition, they have an emergency mechanism to unlock the locks from outside the cabins,
- One toilet cabin incorporates a latch to close it, which visually identifies if the booth is free or occupied.
- The toilet booth has an easy-to-use locking mechanism (e.g., with the elbow), but it was broken at the time of the visit.
- The door handles of the toilets and sanitary cabins are located at the correct height and their dimensions and characteristics are adequate.
- The light in the toilets is not timed.
- The manoeuvring spaces are correct, and allow adequate frontal approach to the sinks, guaranteeing their usability.
- The lower free space of the sinks and the height of the upper face make them usable. The taps are of the single lever type, they are located at a suitable height and the range is correct.
- The mirrors are suitable for use and have inclination.
- Soap, hand paper and toilet paper have an adequate range.
- The hangers are at the correct height in some toilets.
- The bins allow its use without a pedal in some toilets.
- The toilets have a left or right lateral approach of a suitable distance. The depth for toilet base seat is adequate. In addition, the toilets are of the correct height. The discharge mechanism of these is pressure and is at a suitable height for use.
- The toilets grab bars are of suitable height and position.
- The pavement is non-slip.
- ISA symbol dimensions are adequate and colour contrast is enough in almost any toilet.



COMMUNICACTION AND INFORMATION

Regarding the reception desk

- The information and attention counter has double height.
- The attention counter has an area that allows the front approach free of obstacles, and whose dimensions are appropriate to receive information.
- Staff can provide live information.

Regarding the signaling of accesses and general information inside the mall

- There are basic information panels and signs indicating movement lines and services.
- There are signs describing services, regulations of use, timetables.
- Sign or similar items are easy to detect and understand to help identify the access /exit point.
- The signage is located in areas of passage free of obstacles. Wayfinding on wall and service identification are at a suitable height.
- Graphic contents (pictogram, characters) provide clear contrast with the background.
- Signs have a contrast contour regarding the surface / wall where they are installed.
- Signs and information elements (signs, information panels) are duly illuminated so that they are visible and legible.
- Concise texts, simple and specific words, with right font size and homogeneous design. The fonts are sans serif.
- Signs and signals use understandable symbols, icons, and characters.

PARKING SERVICES

- There are usable areas for the descent/ascent of passengers (drop-off) but they are not delimited
- There are parking spaces reserved for pregnant women and people with babies under 12 months.
- The adapted spaces are located near the entrances to the shopping center. They are communicated, with an accessible physical itinerary, in need of improvement in terms of signalling the safe circulation space on the road.
- The dimensions of the approaching space to reserved slots is adequate.
- The pavement is firm, does not have perforations or holes, is passable and non-slip.
- The squares have an international symbol of accessibility (ISA) on the pavement (yellow), and a vertical sign with the ISA symbol.



EMERGENCY AND EVACUATION

- Castel Guelfo TSO have an Emergency Plan where the obligations of those responsible for evacuation are described. There are measures for accessible / assisted evacuation of people with disabilities.
- There is emergency lighting, and the alarm system has an audible and visual warning.
- The location of the observed call points and fire extinguishers is adequate.
- Evacuation is without change of elevation and accessible at all entrances. All space outside of stores is considered such safe space.
- The evacuation doors and exits are adequate, their dimensions, configuration and operating mechanisms are correct, and they do not present difficulties for people with disabilities.

