



PROPERTY TOUR
JUNE
2019

NEPI Rockcastle profile

- Premier owner and operator of commercial real estate, geographically diversified across nine countries in Central and Eastern Europe (CEE) with strong fundamentals
- Investments in high-quality commercial real estate which benefits from strong fundamentals and growth prospects
- Highly experienced management team, operating an integrated platform which includes internalized key functions such as asset management, leasing, investment and development, and finance
- Active management of properties providing investors with sustainable and growing cash flows



Portfolio overview

DIRECT PORTFOLIO AT 31 DECEMBER 2018^

	Number of properties	GLA '000m ²	Valuation €m	Annualised Passing rent/ERV €m	EPRA Occupancy* %
TOTAL PROPERTIES	73	2 311	5 923	410	
INCOME PRODUCING	59	2 024	5 689	389	97.2%
Retail	51	1 838	5 290	357	97.2%
Office	6	159	383	30	97.7%
Industrial	2	27	16	2	98.3%
DEVELOPMENTS	4	268	222	20	
Under construction**	2	94	83	20	
Under permitting and pre-leasing***	2	174	78		
Land held for developments			61		
NON-CORE	10	19	12	1	

^ Excluding joint ventures

* Occupancy ratio = 1 - EPRA Vacancy ratio

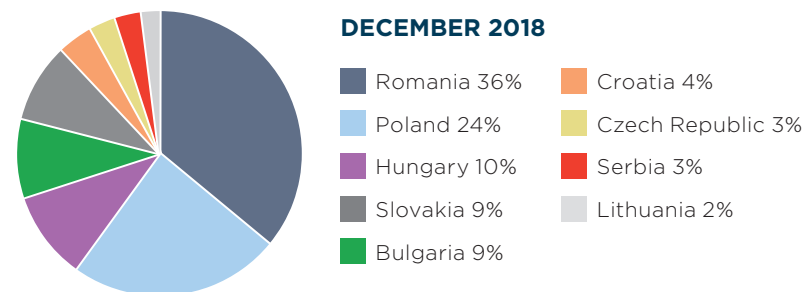
** Out of the eight projects under construction, six are extensions to existing properties

*** Out of the four projects under permitting and pre-leasing, two are extensions to existing properties

- 59 modern, high-quality income-producing properties in nine CEE countries (over 80% of the properties are newer than 10 years)
- Entry into the Lithuanian market and acquisition of further assets in Poland, Slovakia and Hungary
- 93% of the income-producing properties located in investment-grade countries, in densely populated areas with good macrodynamics (69% of the shopping centres located in capital and primary cities)
- Continued focus on dominant retail assets
- Over 2 million m² GLA of income-producing properties
- 267,800m² GLA under development
- Customer footfall: 307 million visitors in 2018

GEOGRAPHICAL PROPERTY PORTFOLIO PROFILE

By market value



Acquisitions and developments completed since June 2018

ACQUISITIONS

Retail

Mammut Shopping Centre, Hungary (11 September 2018)	56 100m ² GLA
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Land acquired

Buzau, Romania (31 July 2018)	0.6 ha
Craiova, Romania (6 May 2019)	20 ha

DEVELOPMENTS

Retail

Platan Shopping Centre - extension, Poland (26 October 2018)	14 000m ² GLA
Promenada Novi Sad, Serbia (15 November 2018)	49 200m ² GLA
Shopping City Satu Mare, Romania (5 December 2018)	29 200m ² GLA
Shopping City Sibiu - extension, Romania (15 December 2018/4 April 2019)	4 900m ² GLA
Solaris Shopping Centre - extension, Poland (9 May 2019)	8 900m ² GLA
Arena Retail Park, Croatia (16 May 2019)	8 000m ² GLA



Financial highlights

- Versatile **funding profile** via a combination of equity and debt.
- NEPI Rockcastle **investment grade credit ratings**:
 - BBB, stable outlook - Standard & Poor's
 - BBB, stable outlook - Fitch
- Good **access to liquidity**:
 - €500 million new bond issue in May 2019
 - €400 million available revolving facilities as of May 2019
- **LTV** target of 35% (33% as at 31 December 2018)
- **Weighted average cost of debt** for 2018 of 2.3%



Strong pipeline: sustainable growth with limited risk

Commitment to developments in a phased manner to limit risk, with high pre-leasing percentages.



LEASING COMMITMENT

Main anchors secured early in the process for all developments. Feasibilities are approved only if the planned projects are sufficiently anchored in the pre-leasing stage.

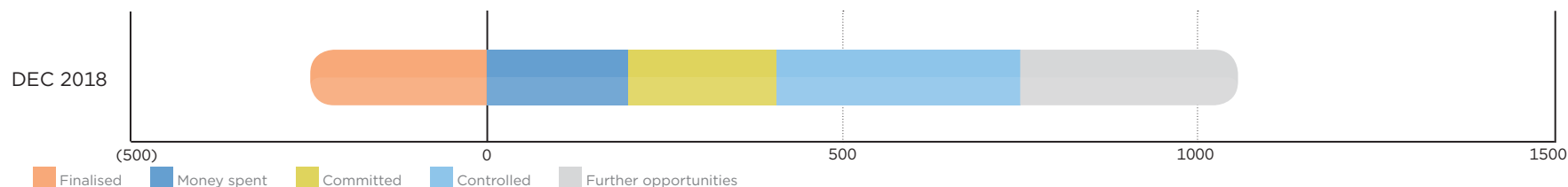
REINFORCING DOMINANCE

Eight extension projects ongoing in 2019 to reinforce the dominant position of our shopping centres.

PRUDENT PROJECT MANAGEMENT

- Sound track record in managing development risk and retaining discipline in investment criteria.
- Construction costs are engaged in a phased manner following the achievement of the pre-leasing targets and are limited to the internal sources of financing.
- Policy of structuring the majority of works by packages with limited use of general contractors allows flexibility on changing non-performing suppliers and enable high degree of control on spending.

DEVELOPMENTS AND EXTENSIONS PIPELINE (€ MILLION)



Committed: projects currently under construction

Controlled: projects where the land is controlled, but not yet under construction

Capitalised interest and fair value not included

Schedule of developments and extensions as at 31 December 2018

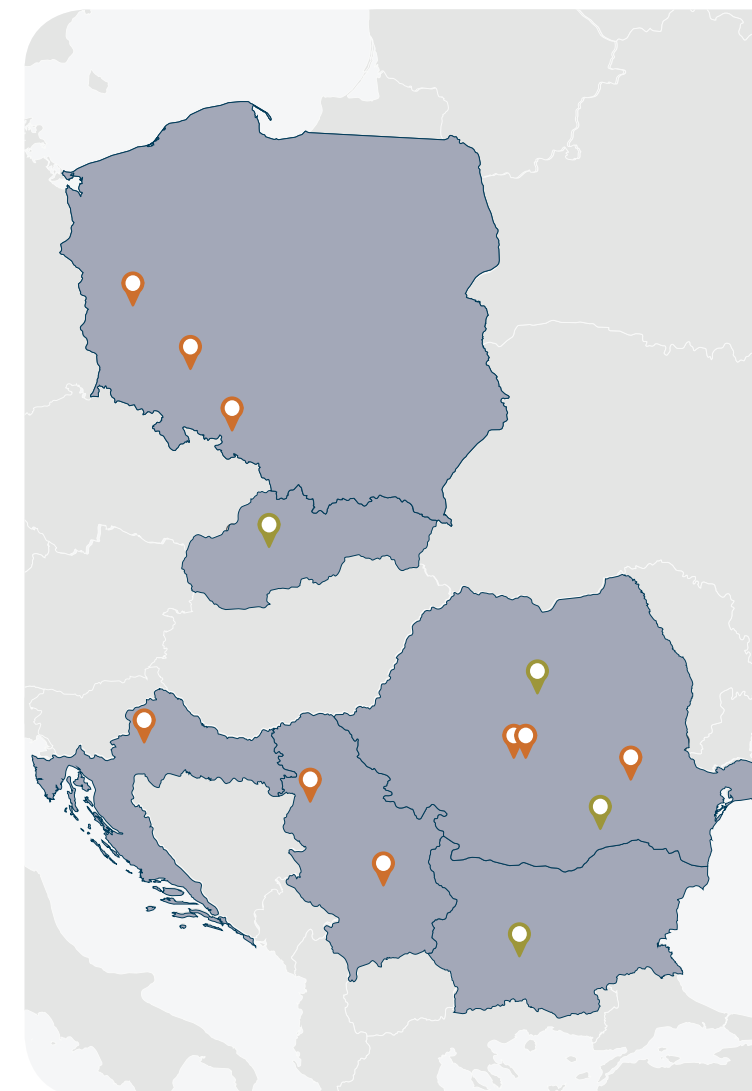
CASH BASIS

	Country	Type	Category	Target opening date	Ownership	GLA of existing property	GLA of development	Cost to date	Total cost
					%	m²	m²	€m	€m
Developments under construction						245 700	93 700	79	281
Promenada Sibiu	Romania	Mall	Development	Q4 2019	100	-	42 200	34	99
Focus Mall Zielona Gora	Poland	Mall	Extension and Refurbishment	Q4 2020	100	28 900	15 000	8	68
Solaris Shopping Centre	Poland	Mall	Extension and Refurbishment	Q2 2019	100	17 100^	8 900	15	41
Aurora Shopping Mall Buzau	Romania	Mall	Extension and Refurbishment	Q3 2019/ Q2 2020	100	17 900	6 000	7	31
Shopping City Sibiu - Phase II	Romania	Mall	Extension and Refurbishment	Q1/Q4 2019	100	79 400	3 700	3	14
Arena Centar Retail Park	Croatia	Mall	Extension	Q2 2019	100	65 700	8 300	9	13
Retail park Krusevac - Phase I	Serbia	Mall	Development	2019	100	-	8 500	2	10
Pogoria Shopping Centre	Poland	Mall	Extension and Refurbishment	Q2 2019	100	36 700	1 100	1	5
Developments under permitting and pre-leasing						55 500	174 100*	121	470
Promenada Mall	Romania	Mall/ Office	Extension	2021	100	39 400	62 300	33	182
Promenada Plovdiv	Bulgaria	Mall	Development	2020	100	-	59 500	24	141
Shopping City Targu Mures	Romania	Mall	Development	2020	100	-	41 300	11	67
Korzo Shopping Centre	Slovakia	Mall	Extension	2021	100	16 100	11 000	0	27
Land held for future developments and extensions								53	53
Further opportunities									304
TOTAL DEVELOPMENTS							267 800	200	1 055

Notes:
 Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and actual physical configuration of the finished developments.
 Weighted total cost includes development and land cost.

Weighted cost to date does not include capitalised interest or fair value adjustments.

* GLA depends on permitting.
[^] The operating GLA of Solaris Shopping Centre as at 31 December 2018 was 17,100m² out of which 3,200m² are subject to refurbishment works.



Tour map



Property tour itinerary

ALL FIGURES RELATED TO THE PROPERTIES PRESENTED IN THE NEXT SLIDES ARE AS AT 31 DECEMBER 2018 IF NOT OTHERWISE STATED

Sunday - 16 June - Arrival in Zagreb, Croatia

Arrival in Zagreb & transfer to Dubrovnik Hotel

19:00 Welcome dinner in Zagreb

Day 1 - Monday, 17 June

8:30 NEPI Rockcastle presentation (at **Arena Centar**/Cinestar Cinema)

10:00 Visit **Arena Centar** in Zagreb

12:50 Flight to Belgrade, Serbia and transfer by bus to Novi Sad

14:30 Visit **Promenada in Novi Sad**

17:30 Flight to and overnight in Sibiu, Romania

Day 2 - Tuesday, 18 June

9:00 Visit **Promenada Sibiu** - development and **Shopping City Sibiu**

12:00 Flight to Satu Mare, Romania followed by visit to **Shopping City Satu Mare**

16:50 Flight to Vilnius, Lithuania and visit **Ozas Shopping and Entertainment Centre**

20:30 Dinner and overnight in Vilnius

Day 3 - Wednesday, 19 June

9:00 Flight to Zielona Gora, Poland and visit **Focus Mall Zielona Gora**

12:00 Transfer by bus to Opole and visit **Solaris Shopping Centre**

16:00 Transfer by bus to Zabrze and visit **Platan Shopping Centre**

18:00 Transfer by bus to Krakow and visit **Bonarka City Centre**

20:50 Dinner and overnight in Krakow

Day 4 - Thursday, 20 June

9:00 Flight to Bratislava, Slovakia

10:15 Transfer by bus to Nitra and visit **Galeria Mlyny Shopping Centre**

12:15 Transfer by bus to Budapest, Hungary

15:00 Visit **Mammut Shopping Centre**

End of property tour, transfer to airport

Croatia



ZAGREB COUNTY
1 117 000

INHABITANTS

ZAGREB CITY
802 000

** Zagreb County together with City of Zagreb*



Arena Centar

Arena Centar offers the most diverse and attractive retail mix in Zagreb, being the dominant shopping centre in the capital, the largest city of Croatia, with 802,000 inhabitants. The shopping centre is situated in a growing residential and commercial hub, neighboring the central business district and the airport. In 2018 the Group extended the fashion and leisure offer (currently 65,700m² of GLA) and will reach 67,200m² of GLA after Peek&Cloppenburg opening in mid October 2019.

Additionally, Arena Retail Park, an over 8,000m² centre adjacent to the Arena Centar, was inaugurated in May 2019, after 8 months of construction. The retail park is fully occupied, hosting tenants such as CCC, Intersport, Jysk, Kik, Pepco and LC Waikiki.

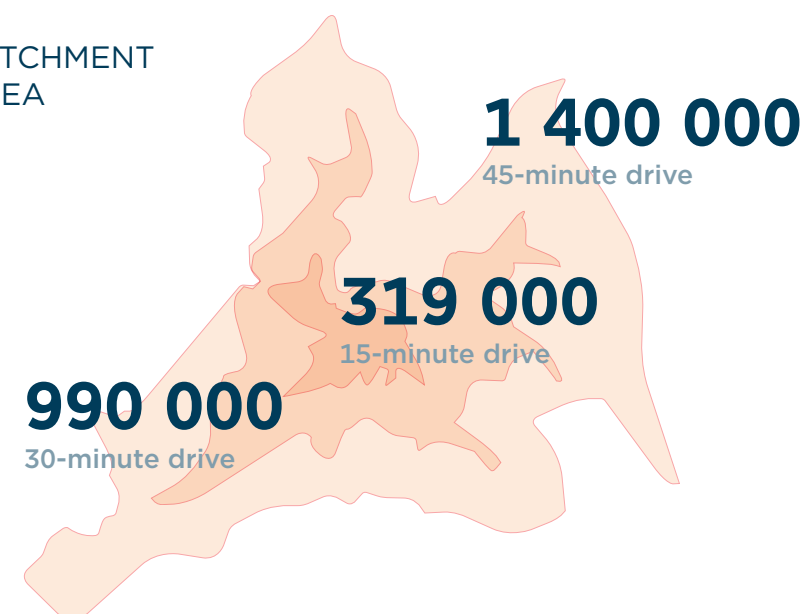
Ownership	100%
Type	Super-Regional Mall
Year opened/acquired	2010/2016
Lettable area	65 700m ²
Property value	€242.9 million
Passing rent	€16 million
Occupancy	97.9%
Hypermarket	Interspar
Fashion & Sport	Adidas, Armani Exchange, Bata, Benetton, Bershka, C&A, Calzedonia, CK, Champion, Cropp, Converse, Deichmann, Desigual, ecco, GAP, Guess, H&M, House, Intersport, Intimissimi, Levi's, Massimo Dutti, Mohito, Mango, Napapijri, New Yorker, Nike, Nine West, Office Shoes, Orsay, Pandora, Pepe Jeans, Pull&Bear, Replay, Reserved, s.Oliver, Sport Vision, Springfield, Stradivarius, Swarovski, Terranova, Timberland, Tom Tailor, Tommy Hilfiger, U.S. Polo Assn., Zara
Children	BluKids, Idexe, Lego, Petit Bateau
IT&C	Apple, Elipso, Hewlett Packard, Samsung, mi Store
Health & beauty	dm, Douglas, Kiehl's, L'Occitane, Lush, Mac, Muller, Yves Rocher
DIY & Home decor	Top Shop, Zara Home
Food	Burger King, KFC, McDonald's, Subway
Entertainment	Cinestar IMAX cinema

Catchment area (within 45-minute drive)	1 400 000
Purchasing power/inhabitant	€9 661
Bank deposits/inhabitant	€6 588
Competition	Westgate Shopping City - 100 000m ² City Centre One East - 50 000m ² City Centre One West - 46 000m ² Avenue Mall - 36 000m ²
Major businesses in the area	Production of electrical machines and devices Chemical Pharmaceutical
Main local universities	University of Zagreb Catholic University of Croatia Libertas International University Zagreb School of Economics and Management Rochester Institute of Technology

ZAGREB, CROATIA



CATCHMENT
AREA



Serbia



VOJVODINA REGION

1 872 000

INHABITANTS

NOVI SAD CITY
322 000



Promenada Novi Sad

NOVI SAD, SERBIA

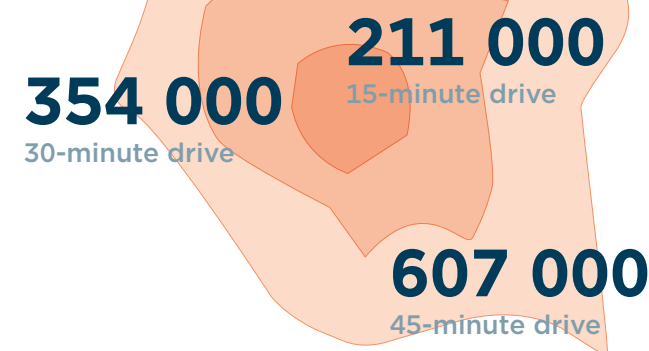
After 16 months of works, NEPI Rockcastle opened on 15 November 2018, its first greenfield development in Serbia. Promenada Mall is located in Novi Sad, the country's second largest city, with a population of approximately 322,000 inhabitants and 607,000 people in 45-minute drive. The city is 2019's European Youth Capital, was named Lonely Planet's third best city to visit in 2019 and in 2021 will be the first non-European Union city to be the European Capital of Culture.

The Group's strategy to increase the size and quality of the food and leisure offering was implemented by accommodating a Cosmoland playground, Pro Fitness, two outdoor terraces used by four restaurants and a large, naturally-lit food court with cozy seating areas.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2018
Lettable area	49 200m ²
Property value	€129.1 million
Passing rent	€9.6 million
Occupancy	98.2%
Supermarket	Univerexport
Fashion & Sport	Adidas, Armani Exchange, Bata, Barbolini, Beosport, Bershka, Buzz, Calvin Klein, Calzedonia, CCC, Converse, Cropp, De Facto, Deichmann, Diesel, Dune, ecco, Esprit, Extreme Intimo, Fashion and Friends, Guess, House, Kigili, Lacoste, LC Waikiki, Legend, Levis, Massimo Dutti, Mohito, Napapijri, New Yorker, Nike, Oysho, Pandora, Parfois, Pull&Bear, Replay, Reserved, Sinsay, Skechers, Sport Vision, Steve Madden, Stradivarius, Super Dry, Timberland, Tom Tailor, Tommy Hilfinger, Under Armour, U.S. Polo Assn., Women Secret, XYZ, Zara
Children	DexyCo, Jungle Baby, Maison Marasil, Pertini
IT&C	Gigatron, iStyle, Winwin
Health & beauty	DM, Jasmin, Lilly
DIY & Home decor	Novolux, Top Shop, Vitapur, Zara Home
Food	Caribic, Foodys, KFC, McDonald's
Entertainment	Cineplexx, Cosmoland
Catchment area (within 45-minute drive)	607 000
Purchasing power/inhabitant	€3 771
Bank deposits/inhabitant	€1 445
Competition	Mercator Novi Sad - 17,000m ² BIG Shopping Center Novi Sad - 40,000m ²
Major businesses in the area	Agriculture Services Electric industry Electronic industry
Main local universities	University of Novi Sad



CATCHMENT AREA



Romania



SIBIU COUNTY
400 000
INHABITANTS

SIBIU CITY
170 000

SATU MARE COUNTY
337 000
INHABITANTS

SATU MARE CITY
121 000



Shopping City Sibiu

SIBIU, ROMANIA

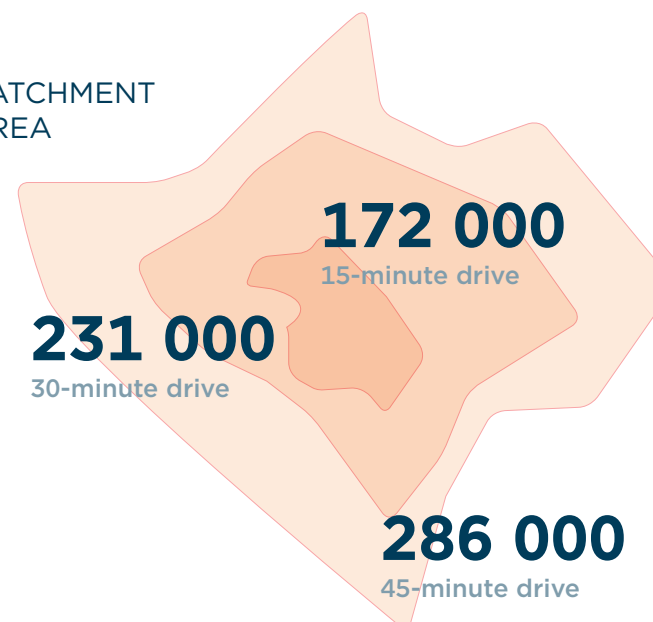
Shopping City Sibiu is the largest destination shopping centre of the Sibiu area, which was refurbished and extended from 79,400m² GLA to 83,100m² GLA, during 2019, catering to a wide range of product demand via its two hypermarkets as well as a DIY store.

In the extension, several new fashion brands were added such as Cropp, De Facto (first store in the country), House, LC Waikiki, Mohito, Reserved and Smyk. Some of the existing stores were refurbished and extended to their latest and most modern concepts: CCC, Douglas, Humanic and Noriel. In spring 2019, an enlarged food court and open-air terrace were opened adding new tenants such as KFC, Pepp&Pepper, Salad Box and Taco Bell. The cinema will be opened until the end of 2019.

Ownership	100%
Type	Super-Regional Mall
Year opened/acquired	2006/2016
Lettable area	79 400m ²
Property value	€132.2 million
Passing rent	€9.9 million
Occupancy	96.2%
Hypermarket	Auchan, Carrefour
Fashion & Sport	Benvenuti, BSB, C&A, CCC, Cropp, Decathlon, Deichmann, DeFacto, H&M, Hervis, House, Humanic, Intersport, Kenvelo, LC Waikiki, Lee Cooper, Musette, Musse, New Yorker, Orsay, Pepco, Poema, Reserved, Salamander, Takko
Children	Noriel, Smyk
IT&C	Altex, Flanco
Health & beauty	dm, Douglas, Kendra, Sabon, Sensiblu, Yves Rocher
DIY & Home decor	Jysk, Lems, Leroy Merlin, Mobexpert, Nobila Casa, Rovere Mobili
Food	Dabo Donner, Insieme, KFC, Salad Box, Taco Bell, Tucano
Entertainment	Million casino
Catchment area (within 45-minute drive)	286 000
Purchasing power/inhabitant	€5 809
Bank deposits/inhabitant	€2 193
Competition	NEPI Rockcastle's future Promenada Sibiu
Major businesses in the area	Automotive Electronics Oil&Gas
Main local universities	Lucian Blaga University



CATCHMENT
AREA



Promenada Sibiu

SIBIU, ROMANIA

With an avantgard design and an unique tenant mix, the 42,200m² GLA of Promenada Sibiu development will complement the other retail property of the Group in the city, Shopping City Sibiu. Promenada has an excellent location within a walking distance to Sibiu's historical city center and to the main train station.

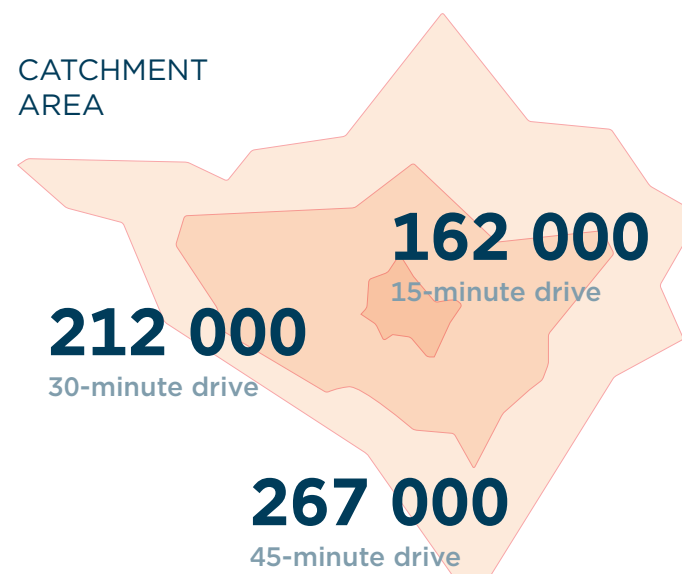
The land was acquired in February 2018 and the construction started in May 2018. Main anchor tenants have been signed: CineGold, H&M, Inditex (Zara, Bershka, Massimo Dutti, Oysho, Pull&Bear, Stradivarius), Kaufland (their first unit in a shopping mall), LC Waikiki, New Yorker.

Ownership	100%
Type	Development
Year opened/acquired	Q4 2019
Lettable area	42 200m ²
Estimated passing rent	€8.0 million
Hypermarket	Kaufland
Fashion & Sport	Bershka, Bigotti, BSB, Buzz, CCC, Gant, H&M, LC Waikiki, Massimo Dutti, New Yorker, Oysho, Pull&Bear, Stradivarius, Skechers, U.S. Polo Assn., Zara,
Children	Noriel
Health & beauty	Sephora
DIY & Home decor	Nobila Casa
Food	3F, Burger House, Enjoy, Mesopotamia, Noodle Pack, Salad Box
Entertainment	Cinegold, Casino

Catchment area (within 45-minute drive)	267 000
Purchasing power/inhabitant	€5 809
Bank deposits/inhabitant	€2 193
Competition	NEPI Rockcastle's Sibiu Shopping City
Major businesses in the area	Automotive Electronics Oil&Gas
Main local universities	Lucian Blaga University



Render



Promenada Sibiu

LOCATION MAP



Shopping City Satu Mare

SATU MARE, ROMANIA

On 5th of December 2018 the Group successfully completed the construction of the 29,200m² GLA, the first modern retail and entertainment destination in the heart of Satu Mare, a city of 121,000 residents. Shopping City Satu Mare is anchored by the city's first Carrefour hypermarket, CCC, Cineplexx (the first in Romania, to open in September 2019), Deichmann, Douglas, Hervis, Intersport, KFC, LC Waikiki, New Yorker, Pepco, Reserved and Smyk. With over 1,000 parking places, the centre is the prime shopping destination for the 288,000 inhabitants that live within a 45-minute catchment area.

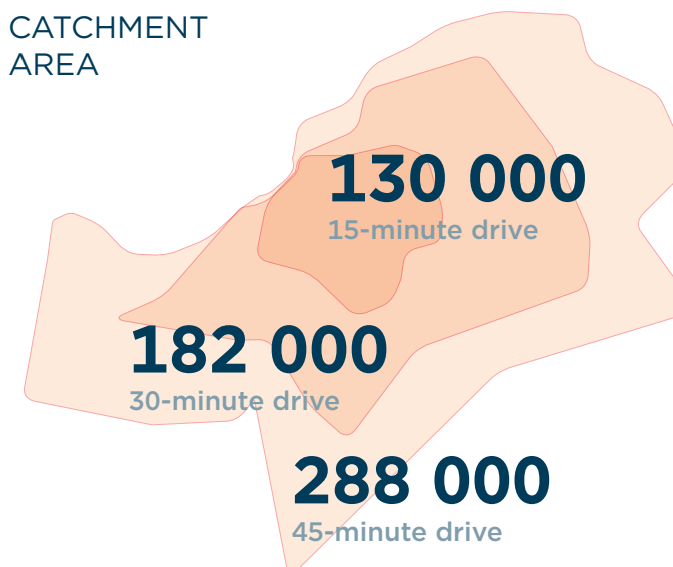
The centre features an outdoor terrace of over 1,000m², overlooking Someş River, which will be connected to the historical city center by a pedestrian bridge. The terrace has three outdoor dining areas with selected regional restaurants. With a welcoming design that includes an integrated green area, the terrace complements the entertainment offering and functions as the main social hub of the region.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2018
Lettable area	29 200m ²
Property value	€48.4 million
Passing rent	€3.4 million
Occupancy	97.3%
Hypermarket	Carrefour
Fashion & Sport	BSB, CCC, Deichmann, Hervis, Intersport, Orsay, Reserved, Tom Tailor
Children	Kinder Corner, Noriel, Smyk,
IT&C	Altex
Health & beauty	Douglas, Kendra, Sensiblu, Yves Rocher
DIY & Home decor	Nobila Casa
Food	Capricci, Dabo Donner, KFC, Lucky Noodles, Mesopotamia
Entertainment	Casino, Cineplexx Cinema

Catchment area (within 45-minute drive)	288 000
Purchasing power/inhabitant	€4 433
Bank deposits/inhabitant	€1 277
Competition	Auchan Satu Mare - 5 670m ² Satu Mare Shopping Plaza - 12 500m ²
Major businesses in the area	Industry Agriculture Tourism
Main local universities	Vasile Goldis University - local branch Commercial Academy Babes Bolyai University - local branch



CATCHMENT AREA



Lithuania



VILNIUS COUNTY
805 000

INHABITANTS

VILNIUS CITY
552 000



Ozas Shopping and Entertainment Centre

VILNIUS, LITHUANIA

Ozas is located in Vilnius, the capital city of Lithuania, with a population of 552,000 residents. The catchment area of 586,000 inhabitants within 30 minutes includes residential districts and the main office area of Vilnius. The centre is located at the crossing of two highly frequented north-south traffic axes, benefitting from excellent transportation links within its catchment area.

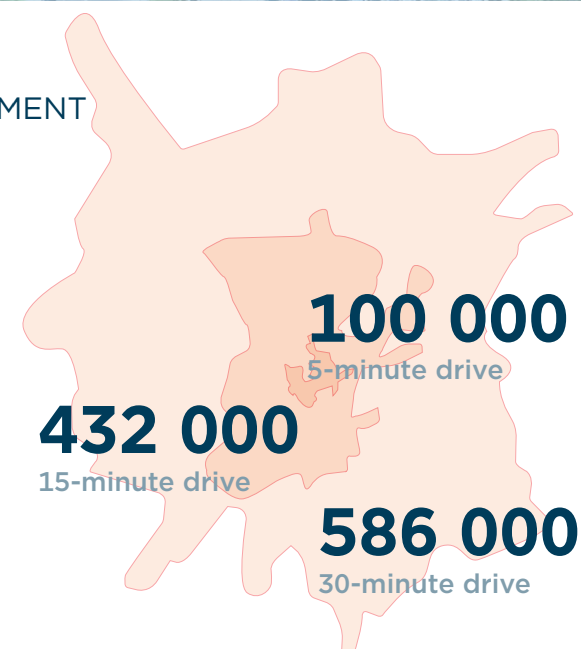
The centre, with a GLA of 62,400m², has a strong fashion and entertainment-oriented tenant mix and attracts an affluent customer base with above average disposable income. Benefiting from a simple and effective layout it offers a wide retail range of international tenants.

The acquisition of Ozas marked the Group's entry point into the Baltic region, one of the most developed areas in CEE with an affluent and highly educated population.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2009/2018
Lettable area	62 400m ²
Property value	€128.3 million
Passing rent	€9.9 million
Occupancy	98.0%
Supermarket	Maxima
Fashion & Sport	Bershka, CCC, Cropp, Deichmann, Gant, H&M, House, Karen Millen, Intimissimi, Jack&Jones, Lindex, Mohito, New Yorker, Peek&Cloppenburg, Pepco, Pierre Cardin, Pull&Bear, Reserved, Salamander, Sinsay, Stradivarius, Sportland, Swarovski, Timberland, Tommy Hilfiger, Zara
Children	Kid Zone, Hiatus, XS Toys
IT&C	Euronics, Ideal, Samsung
Health & beauty	Apotheka, Benu, Douglas, Inglot, Rituals, The Body Shop
DIY & Home decor	Top Shop, Villeroy&Boch
Food	KFC, Hesburger, Pizza Hut, Subway
Entertainment	Fitness Center, Multikino
Catchment area (within 15-minute drive)	432 000
Purchasing power/inhabitant	€10 524
Bank deposits/inhabitant	€4 920
Competition	Akropolis - 86 800m ² Panorama - 45 500m ²
Major businesses in the area	Automotive Financial Services Tourism
Main local universities	Vilnius University Mykolas Romeris University Vilnius Gediminas Technical University Lithuanian University of Educational Sciences



CATCHMENT
AREA



Poland



LUBUSZ VOIVODSHIP

1 017 000

INHABITANTS

ZIELONA GORA CITY
140 000

OPOLE VOIVODSHIP

990 000

INHABITANTS

OPOLE CITY
128 000

SILESIA VOIVODSHIP

4 548 000

INHABITANTS

ZABRZE CITY
175 000

MALOPOLSKIE VOIVODSHIP

3 391 000

INHABITANTS

KRAKOW CITY
767 000



Focus Mall Zielona Gora

ZIELONA GORA, POLAND

Focus Mall Zielona Gora is situated in the very center of the city. It is the largest shopping and entertainment centre in both the city and the region. The historical facade of a former textile factory was incorporated into the mall which provides over 100 retail and service units.

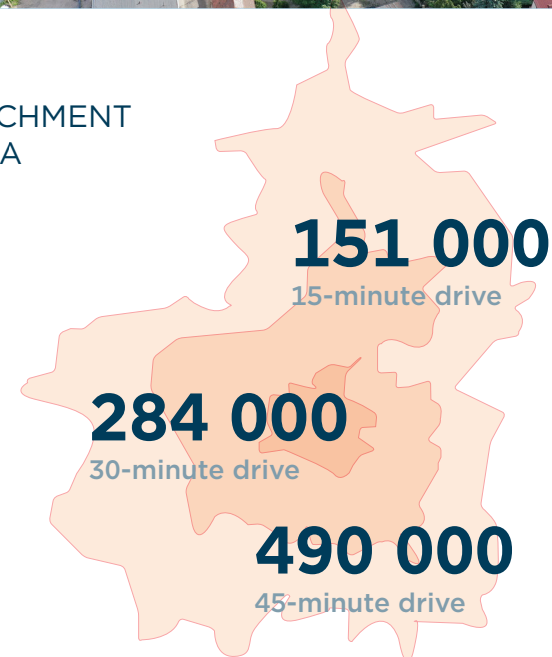
Currently, the shopping centre is under extension. The first stage of the development was completed in Q2 2019 and consists in a two-level parking for 350 cars in adjacent historical building.

Once completed in Q4 2020, the 43,900m² GLA mall will be the main retail destination for 284,000 inhabitants in a 30-minute catchment area, offering 165 retail and service units and over 1,300 parking spaces.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2008/2016
Lettable area	28 900m ²
Property value	€123.5 million
Passing rent	€7.4 million
Occupancy	97.8%
Hypermarket	Carrefour
Fashion & Sport	4F, Bershka, Big Star, Calzedonia, CCC, Cropp, Deichmann, Diverse, Gerry Weber, Gino Rossi, H&M, Intimissimi, Lee Cooper, Lee Wrangler, Levi's, Medicine, Mohito, Molton, Monnari, New Balance, Nike, Orsay, Reserved, Ryłko, Sinsay, Stradivarius, Triumph, Vistula, Wólczanka
Children	Coccodrillo, Smyk
IT&C	Media Markt, Orange, T-Mobile, Plus, Play
Health & beauty	Douglas, Euro Apteka, Hebe, Inglot, Organique, Rossmann, Yves Rocher
DIY & Home decor	Duka, Home&You
Food	Charlie Food&Friends, Dominium Pizza, Grycan, KFC, McDonald's, North Fish, Tchibo
Entertainment	Cinema City
Catchment area (within 45-minute drive)	490 000
Purchasing power/inhabitant	€6 595
Bank deposits/inhabitant	€5 167
Competition	No other modern retail centre in the region
Major businesses in the area	Construction materials Financial services E-commerce Food processing
Main local universities	University of Zielona Gora



CATCHMENT
AREA



Solaris Shopping Centre

OPOLE, POLAND

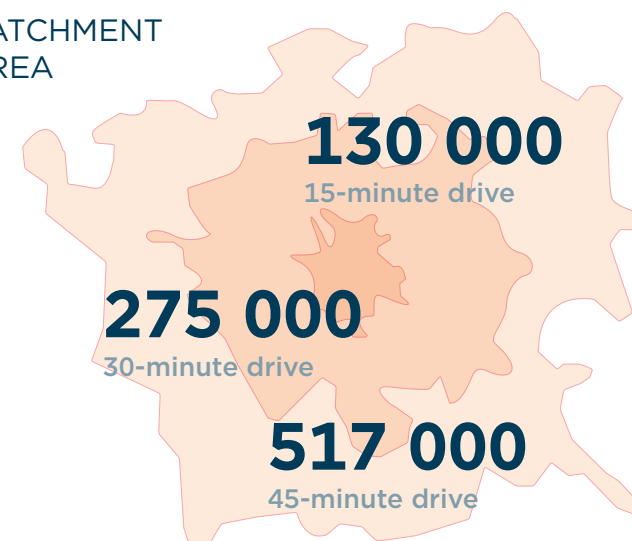
Solaris Shopping Centre, located in the city center of Opole, is a main fashion and lifestyle destination focused on the latest trends and entertainment (the only cinema in the city). The shopping centre caters to a broad range of customers, being an attractive shopping, business meetings and getting together destination.

In May 2019 the Company finalised the construction of an approximately 8,900m² extension, including the development of a multi-level underground car park and a new town square in front of the main entrance.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2009/2015
Lettable area	17 100m ²
Property value	€60.7 million
Passing rent	€3.1 million
Occupancy	90.5%
Supermarket	Lidl
Fashion & Sport	Bershka, Big Star, Blue Fashion, Bytom, C&A, Calzedonia, CCC, Deni Cler, Deichmann, Distance PL, Diverse, Esotique, Gatta, Grey Wolf, Giacomo Conti, Guess, House, Intimissimi, Kubenz, Lee Wrangler, Mohito, New Yorker, Pako Lorente, Pawo, Pepco, Poupee marilyn, Promod, Reserved, Tally Weijl, Triumph, Via di Moda, Vistula, Witchen, Wólczanka, Zara
Children	Bajkowy Labirynt, Skrzynia Prezentów, SMYK
IT&C	NC+, Orange, Play, Rebel Elektro, RTV Euro AGD, Teletorium, T-Mobile, X-kom
Health & beauty	Apteka Centrum, Berendowicz&Kublin, Douglas, Hebe, Ingot, Rossmann, Vision Express, Yves Rocher, Ziaja
DIY & Home decor	Duka, Galeria Kwiatowo, home&you, Leopardus
Food	Costa Coffee, Deka Smak, KFC, Klooski, Kule, McDonald's, Papa Diego, Pasibus, Pizza Hut, Smooth The Fruit, Sopelek, Thai Express, Yogoway
Entertainment	Cinema Helios
Catchment area (within 45-minute drive)	517 000
Purchasing power/inhabitant	€6 511
Bank deposits/inhabitant	€5 167
Competition	NEPI Rockcastle's Karolinka Shopping Center - 70 000m ² Turawa Park - 36 000m ² Auchan Sosnkowskiego - 20 700m ² Galeria Ozimska (Tesco) - 16 900m ² Galeria Opolanin (Tesco) - 11 700m ²
Major businesses in the area	Agriculture, Construction, Tourism
Main local universities	Opole University of Technology University of Opole



CATCHMENT AREA



Platan Shopping Centre

ZABRZE, POLAND

Platan Shopping Centre is located in the city center of Zabrze and is very well accessible, both by car and public transportation.

Platan has operated in Zabrze for over 15 years and has a well-established position on the local retail market.

The shopping centre was extended in October 2018, after 15 months of extensive works, including a redevelopment of the existing shopping centre on its facade, common area and parking. The extension sees Platan upgraded to a fourth generation, upscale shopping centre.

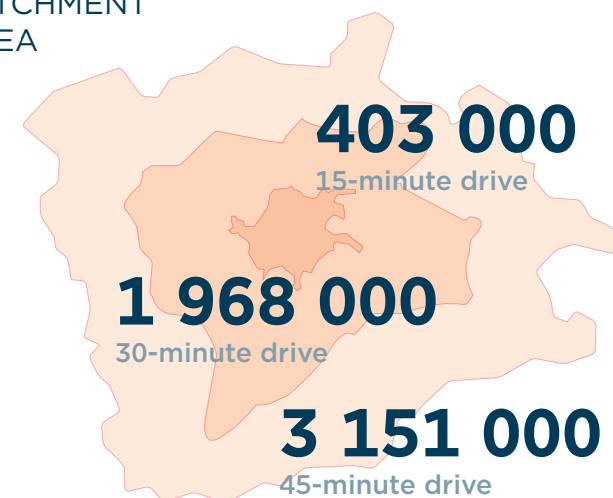
The redevelopment and extension introduced previously missing functions, such as a food court, fitness centre, cinema and intelligent parking, rightsized CCC and Reserved, and added new brands.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2003/2015
Lettable area	39 400m ²
Property value	€80.4 million
Passing rent	€4.4 million
Occupancy	93.6%
Hypermarket	Auchan
Fashion & Sport	50Style, Big Star, Bytom, Camaieu, CCC, Cropp, Carry, Deichmann, Diverse, Giacomo Conti, House, Martes Sport, Orsay, Reserved, Solar, Sinsay, Sizeer, Triumph, Wojas
Children	Coccodrillo, Smyk
IT&C	Neonet, LPelektronik, RTV Euro AGD
Health & beauty	Drogerie Natura, Lovely Look, Rossmann, SuperPharm, Yves Rocher, Ziaja
DIY & Home decor	Decorland, Home&You
Food	Czas na Herbatę, Cukiernia Sowa, Grycan, Hammurabi, KFC, Olimp, Pizza Dominium, Silver Dragon, So Coffee,
Entertainment	Bajkowy Labirynt, Just Gym, Planet Cinema
Others	KIK, Maxi Zoo, Pepco, TEDI

Catchment area (within 45-minute drive)	3 151 000
Purchasing power/inhabitant	€8 076
Bank deposits/inhabitant	€5 167
Competition	M1 Zabrze - 48 200m ² Forum Gliwice - 43 000m ²
Major businesses in the area	Production facilities Logistic centres
Main local universities	Medical University of Silesia Silesian University of Technology



CATCHMENT AREA



Bonarka City Center

KRAKOW, POLAND

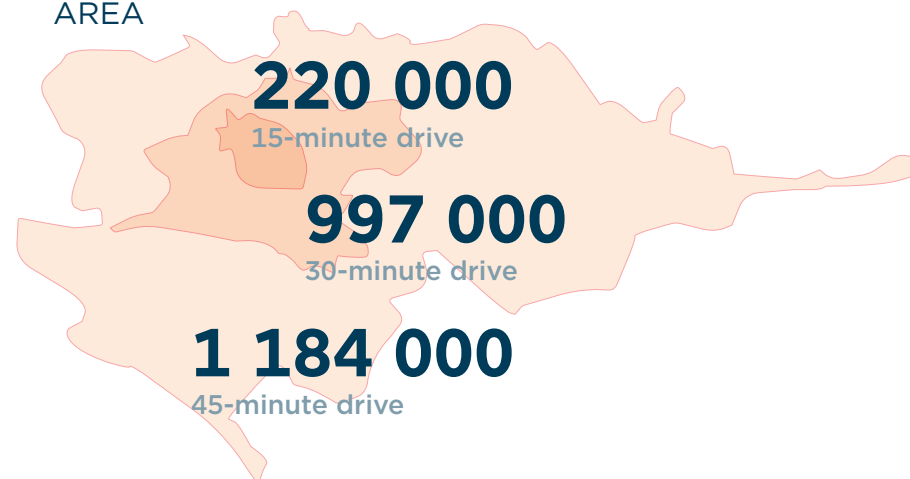
Bonarka City Center is the largest retail centre in the region, with dominant well-established position on the local market. It has a good location in the South of Krakow with excellent access to major motorways. Bonarka offers ^93,200m² of retail space and 3,200 parking places.

Ownership	100%
Type	Super-Regional Mall
Year opened/acquired	2009/2016
Lettable area	^72 600m ²
Property value	€378.1 million
Passing rent	€20.2 million
Occupancy	95.8%
Hypermarket	Auchan
Fashion & Sport	4F, Adidas, Benetton, Bershka, C&A, Calzedonia, CCC, Cropp, Deichmann, Etam, H&M, House, Intimissimi, Liu Jo, Mango, Martes Sport, Massimo Dutti, Mohito, Monki, New Yorker, Oysho, Orsay, Pandora, Peek&Cloppenburg, Promod, Puma, Pull&Bear, Reserved, Sizeer, Sinsay, Stradivarius, Super-Pharm, TK Maxx, Trussardi, Zara
Children	Coccodrillo, Smyk Megastore
IT&C	iSpot, Media Expert, Media Markt, RTV Euro AGD, Sony, X-Kom
Health & beauty	Douglas, Hebe, L'Occitane, Notino, Rossmann, Sephora, Super-Pharm, Yves Rocher
DIY & Home decor	Duka, Home&You, Homla, Leroy Merlin
Food	Burger King, Costa Coffee, KFC, McDonald's, North Fish, Pizza Hut, Starbucks
Entertainment	Cinema City, Leopark
Catchment area (within 45-minute drive)	1 184 000
Purchasing power/inhabitant	€6 865
Bank deposits/inhabitant	€5 167
Competition	Galeria Krakowska - 60 000m ² Serenada Shopping Mall - 41 200m ² Galeria Kazimierz - 40 000m ²
Major businesses in the area	IT&C Profesional and financial services
Main local universities	Jagiellonian University University of Science and Technology Kraków University of Economics Kraków University of Technology

^ Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including this premises is 93,200m²



CATCHMENT AREA



Slovakia



NITRA PROVINCE
679 000

INHABITANTS

NITRA CITY
77 000



Galeria Mlyny Shopping Centre

NITRA, SLOVAKIA

Galeria Mlyny is the main retail destination in Nitra, a city of 77,000 people in western Slovakia, that is also an university city and the capital of the region with the same name, populated by over 679,000 people. The city has an important regional function as the administrative and educational centre of the county, with two universities enrolling over 24,000 students.

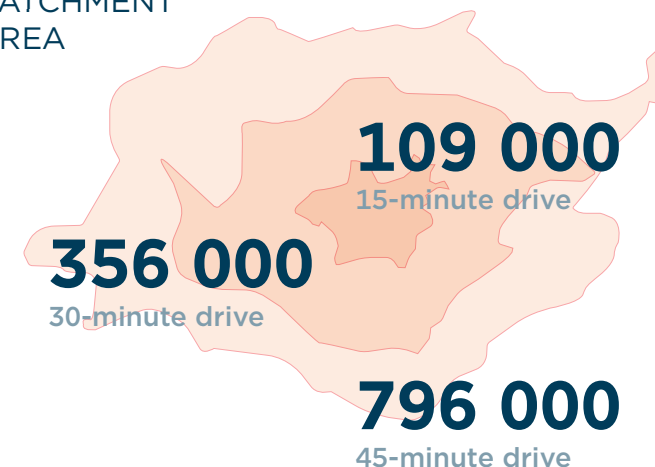
Opened in 2009, the shopping centre was extended in 2015 with a new wing, which includes a five-screen multiplex cinema.

Ownership	100%
Type	Regional Mall
Year opened/acquired	2009/2018
Lettable area	32 400m ²
Property value	€128.4 million
Passing rent	€8.0 million
Occupancy	99.3%
Supermarket	Billa
Fashion & Sport	Bershka, C&A, CCC, Deichmann, Gant, Geox, Guess, H&M, Hugo Boss, Humanic, Intersport, Lindex, New Yorker, Orsay, Promod, Takko, Tommy Hilfiger
Children	Dracik, Idexe, predeti.sk, Toyeto
IT&C	iStores, Planeo Elektro
Health & beauty	Pupa, Yves Rocher
DIY & Home decor	Tescoma
Food	McDonald's
Entertainment	Bowling, Cinema, Fitness

Catchment area (within 45-minute drive)	796 000
Purchasing power/inhabitant	€8 546
Bank deposits/inhabitant	€6 908
Competition	OC Centro Nitra - 24 000m ² ZOC Max Nitra - 16 500m ²
Major businesses in the area	Brewery Food processing Automotive
Main local universities	University of Constantine the Philosopher Slovak University of Agriculture



CATCHMENT AREA



Hungary



PESTA PROVINCE

3 012 000

INHABITANTS

BUDAPEST CITY
1 750 000



** Pest Province together with Budapest City*

Mammut Shopping Centre

BUDAPEST, HUNGARY

Mammut is one of the largest and most successful shopping and entertainment destinations in Budapest. It is prominently located at Kalman Square, the busiest interchange hub in the Buda side of the city, and benefits from a strong annual footfall over 16 million people.

The centre offers 61,300m² of total GLA (out of which 56,100m² owned by the Group) in two buildings connected via a double-level pedestrian bridge, and includes key anchors such as Cinema City, H&M, Hervis, Interspar, Media Markt, New Yorker and Reserved.

Mammut is the second dominant asset that the Group controls in the Hungarian capital.

Ownership	100%
Type	Regional Mall
Year opened/acquired	1998-2001/2018
Lettable area	56 100m ²
Property value	€276.4 million
Passing rent	€16.1 million
Occupancy	92.3%
Supermarket	Spar
Fashion & Sport	Benetton, Calzedonia, Camaieu, CCC, Deichmann, H&M, Hervis, Levi's, New Yorker, Orsay, Promod, Reserved, Springfield, Triumph
Children	Jatekvar, Mamas&Papas, Okaidi
IT&C	Libri, Media Markt
Health & beauty	Douglas, Estee Lauder, MAC, Marionnaud, Pupa
DIY & Home decor	Kitchen Shop
Food	Burger King, Costa Coffee, KFC, Leroy Caffé, Nordsee, Pad Thai Wok Bar, Starbucks
Entertainment	Cinema City, Gravity Boulder Gym, Lite Wellness Gym, Bowling
Catchment area (within 30-minute drive)	1 942 000
Purchasing power/inhabitant	€8 191
Bank deposits/inhabitant	€3 058
Competition	Arkad - 68 000m ² NEPI Rockcastle's Arena Mall- 65 800m ² WestEnd - 50 000m ² Allee - 46 700m ²
Major businesses in the area	Professional & financial services Property & construction Tourism
Main local universities	Hungary's largest educational centre



CATCHMENT AREA

