

SUWAŁKI PLAZA

SHOPPING AND ENTERTAINMENT CENTRE



WWW.PLAZACENTERS.COM

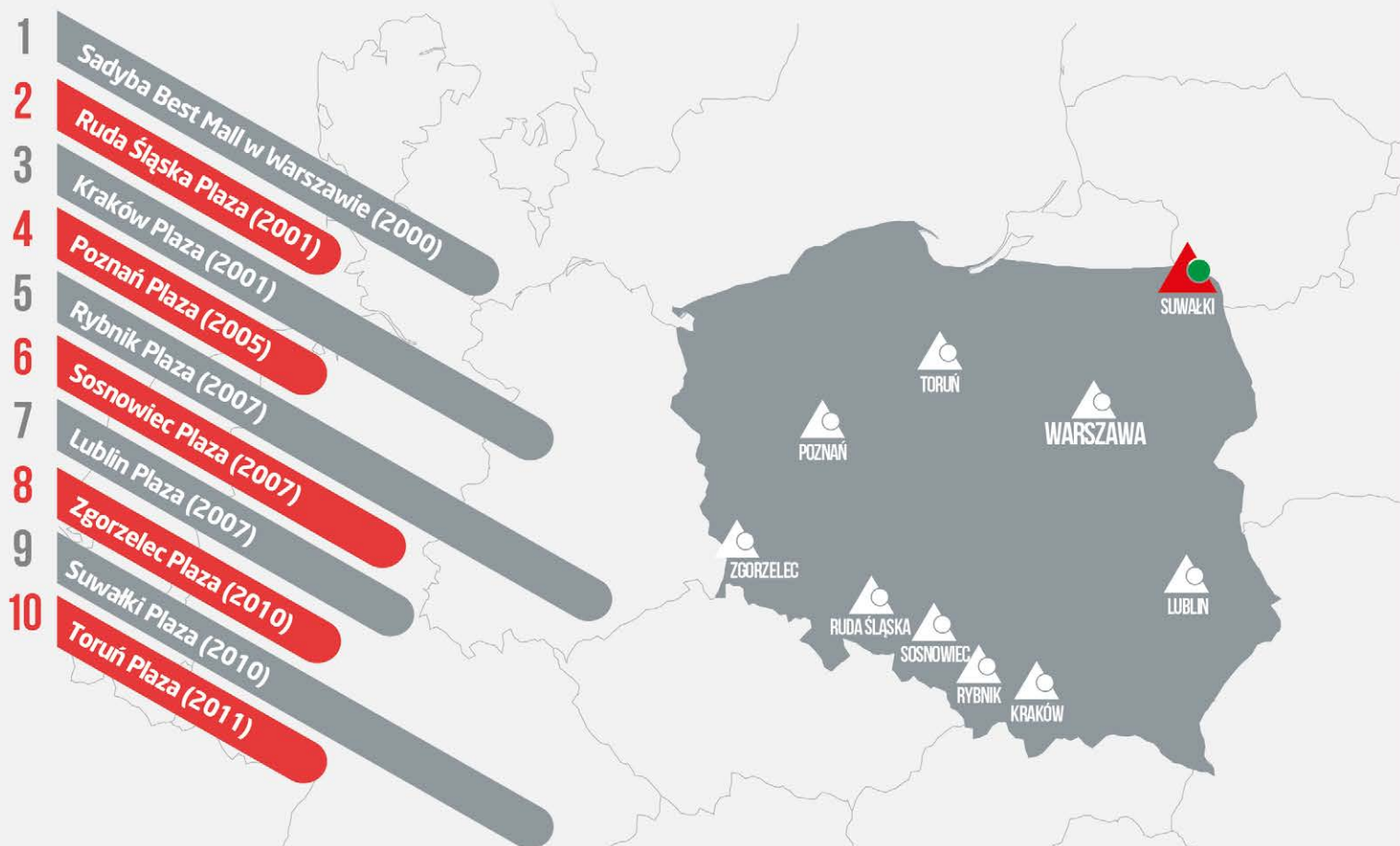
[ABOUT PLAZA CENTERS N.V.]

The Plaza Centers Group is a leading emerging markets developer of shopping and entertainment centers, focusing on developing new centers and, where there is significant redevelopment potential, redeveloping existing centers, in both capital cities and important regional centers. The Group has been present in the Central and Eastern Europe region ("CEE") since 1996 and was the first to develop western-style shopping and entertainment centers in Hungary. The Group has pioneered this concept throughout the CEE whilst building a strong track record of successfully developing, letting and selling shopping and entertainment centers. Since 2006, the Group has extended its area of operations beyond CEE into India and, since 2010, into the USA, and is considering development and investment opportunities in other countries. In 2010, Plaza took advantage of real estate opportunities in the USA and made, with its joint venture partners, its first acquisition of a strategic stake in EDT Retail Trust, which then owned 48 retail properties located in 20 states.

The Group has been present in real estate development in emerging markets for more than 17 years, initially pursuing shopping and entertainment center development projects in Hungary and subsequently expanding into Poland, the Czech Republic, Romania, Latvia, Greece, Serbia, Bulgaria and India. To date, the Group has developed and let 33 shopping and entertainment centers in the CEE region, of which 26 were sold.

Since November 1, 2006, Plaza Centers N.V.'s shares have been traded on the main board of the London Stock Exchange. From October 19, 2007, Plaza Centers N.V.'s shares are also traded on the main list of the Warsaw Stock Exchange, making it the first property company to achieve this dual listing.

[PLAZA CENTERS N.V. IN POLAND]



Plaza has invested circa 400 million euro.

[CITY INFORMATION]

City of Suwalki lies in the north - eastern part of the Poland, near the border with Lithuania, Kaliningrad region of the Russian Federation and Belarus. Suwalki is the second largest city in Podlaskie region. Through the town leads main transport route - from Berlin via Warsaw to St. Petersburg and from Warsaw to Helsinki (future rapid transit road traffic of the Via Baltica and Rail Baltica route linking the Baltic countries of Western Europe). The city was founded by Camaldolese monks, who in 1667 was granted the area around the future of the city by the Grand Duke of Lithuania and the Polish king Jan Kazimierz .

With its surrounding area offers a large variety of landscapes characterized by fragrant pine forests, very diverse and fascinating shape of the earth, and as much as 1000 lakes filled with crystal clear water. The town itself attracts visitors with its monuments and charming park in the English style, with a unique sundial, as well as the neoclassical architecture Kosciuszko Street .



POPULATION:

70 000 residents

ECONOMIC SITUATION:

Suwalki is the center of the wood, construction materials and food facilities. After a difficult period of economy transformations socio-economic situation has stabilized. Many Suwalki companies are exporting products to eastern markets and to the countries of Western Europe, gains ISO quality certificates and prizes at national and international fairs.

INWESTORZY:

WKIZB WIGRY (grupa Atlas), MALOW, PORTA KMI System, AQUAEL-BIS, FORTE SA, PRIBO, LITPOL, SALAG, KRUSZBET



[EXTENT OF THE IMPACT]

70 000

Residents within a 10 minute drive

90 000

Residents within a 15 minute drive

127 200

Residents within a 20 minute drive

186 600

Residents within a 40 minute drive

450 000

Residents of Poland, Lithuania and Russia within a 60 minute drive



[ACCESSIBILITY TO SYWAŁKI PLAZA]

Suwałki Plaza Shopping Center is located in the city center at the cross of Utrata Street (the main artery of the city, national road no 8) and Dwernickiego street. The advantage of the object is the proximity to the train station (4minuty walk) and bus station (16 bus lines).



[REGIONAL CENTER]



SIZE

29 340 sqm GBA
19 437 sqm GLA

NUMBER OF SHOPS

54

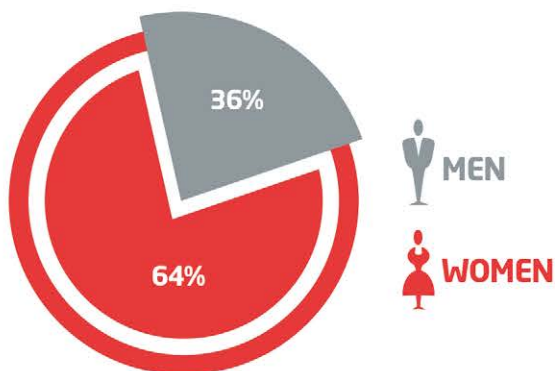
NUMBER OF PARKING SPACES

External/ on ground: 105
Underground in building: 350



[SUWALKI PLAZA SHOPPERS]

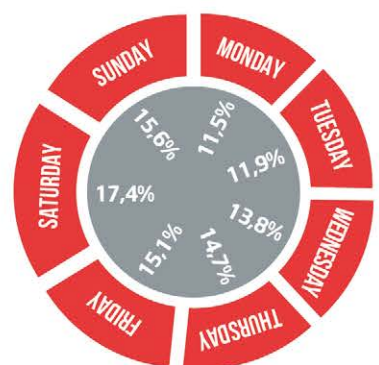
GENDER



AGE PROFILE

18 - 24 = 31%
25 - 39 = 33%
40 - 59 = 23%
60 + = 13%

FOOTFALL BY DAYS

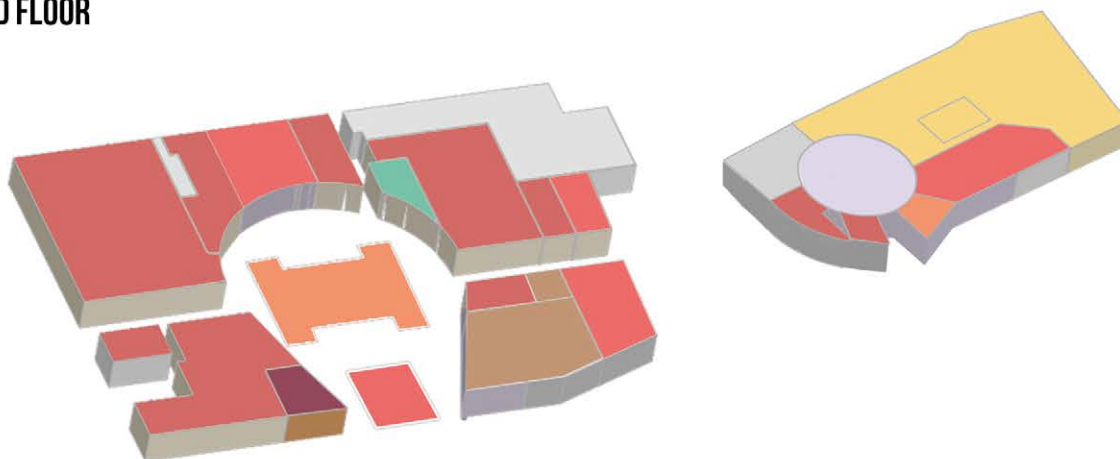


[SUWAŁKI PLAZA LAYOUTS]

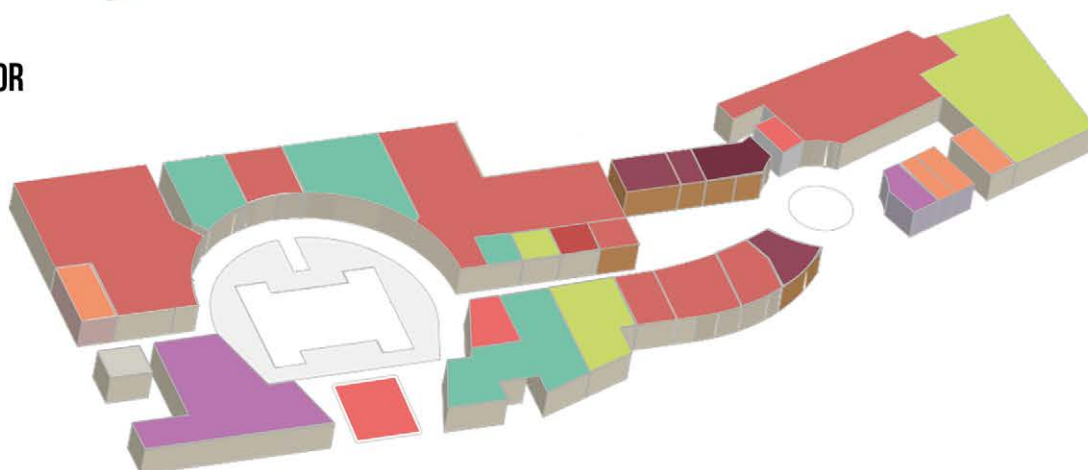
SUWAŁKI PLAZA FEATURES:

- 48 well known brands in shopping and cinema
- Cinema Lumiere
- 4 restaurants and coffee bar
- supermarket
- Fantasy Park Entertainment Center

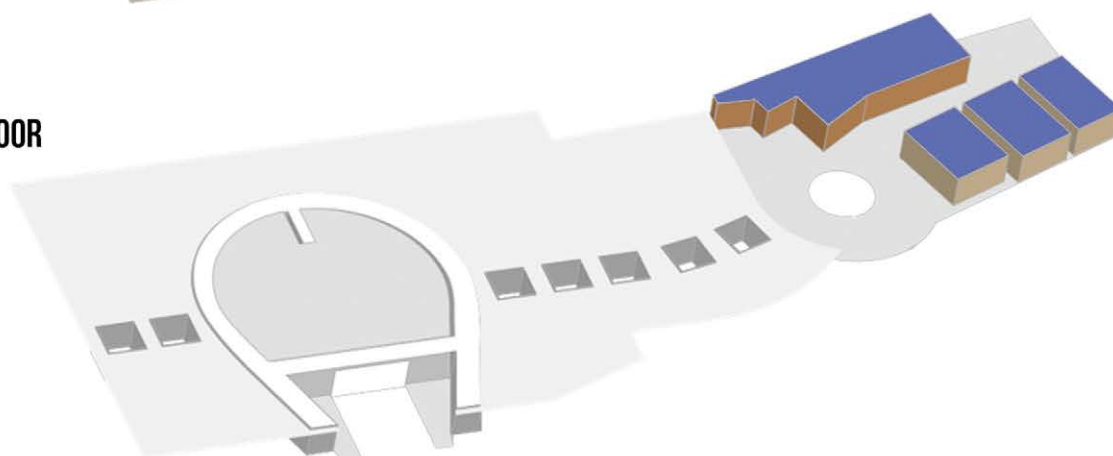
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



- | | | | | | |
|---------------|-------------|---------|-----------------|--------------|-------|
| Home & Gifts | Restaurants | Fashion | Children | Delikatessen | Shoes |
| Entertainment | Sport | Service | Health & Beauty | Others | |



(TENANTS)



(CONTACT)

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