



Capital Group

presents

An Investment Opportunity

related to

Sport Complex and Shopping Centre

Ljubljana

Slovenia

March 2011

PROJECT DESCRIPTION

Key Figures on Sport Complex+Shopping Centre (SCSC)

Total plot area cca 200.000 m²

Shopping center (more than 70.000 GLA, over 120 stores)

Football stadium (over 16.000 seats)

Multifunctional sportshall (over 12.000 seats)

3.500 underground parking spaces

100.000 m² of green and recreational areas

Highlights

The project is located just 3 km from the center of the capital city of Ljubljana
it is situated directly on one of the busiest parts of the highway ring
it is connected to local city bus lines from east and west side
it will have a park&ride system inside its parking facilities
there are many residential areas bordering the project
it has 5 main vehicle entrances and multiple pedestrian access points.

PPP division

Though the project initially started as a PPP it will be proprietorially divided into a public and private part.

Public part consists of the Stadium, Sportshall and cca 1.280 parking spaces.

The private part on the other hand consists of the shopping center and cca 2.220 parking spaces.

In few words, Sport Complex part represents main regional Football Stadium and biggest Sports hall, as well as, a vast outside recreational park.



LJUBLJANA



Our entertainment and shopping centre is located in Ljubljana the political and cultural heart of the Slovenian nation. Ljubljana is an important European commercial, business, exhibition and congressional centre as well as the transport, science and education centre of Slovenia. As its inhabitants and numerous visitors will tell you, Ljubljana is, indeed, a people-friendly city. Categorized as a medium-sized European city, it offers everything a metropolis does yet preserves its small-town friendliness. It is also a city of culture. It is home to numerous theatres, museums and galleries, and boasts one of the oldest philharmonic orchestras in the world. Over 10,000 cultural events take place in the city every year, among which there are 10 international festivals.

Distances from Ljubljana to European cities: Vienna 380 km, Munich 410 km, Venice 245 km, Zagreb 140 km, Budapest 440 km, Milan 500 km.





UNIQUE ENTERTAINMENT & SHOPPING AREA in CENTRAL EUROPE



LOCATION OF THE CENTRE STOZICE

- . the project is located just 3 km from the center of the capital city of Ljubljana;
- . it is situated directly on one of the busiest parts of the highway ring;
- . it is connected to local city bus lines from east and west side;
- . it will have a park&ride system inside its parking facilities;
- . there are many residential areas bordering the project;
- . it has 5 main vehicle entrances and multiple pedestrian access points.





SPORTSHALL / BRIEF DATA



- . Start of construction; end of 2008
- . Operating since summer 2010
- . Capacity over 12.000 seats
- . Futuristic design
- . It has additional halls inside, basketball and handball, climbing wall...
- . Home to local basketball, handball, volleyball teams...
- . Intended for concerts, shows, exhibitions, fairs, conferences...

More than 500.000 spectators have already visited numerous sporting and cultural events
in both sporting facilities since the opening in summer 2010



STADIUM / BRIEF DATA

- . Start of construction: end 2008
- . Operating since summer 2010
- . Capacity over 16.000 seats
- . Home to local football clubs, used for Slovenian national football team playing
- . Intended for concerts, shows, exhibitions, fairs, conferences...



SHOPPING CENTRE / BRIEF DATA

- . Start of construction: end of 2008
- . Opening of the shopping center: End of 2011
- . More than 120 shops
- . GLA of more than 60.000 m²
- . 2.250 parking spaces
- . Shopping an also entertainment part
(with bowling, casino, cinema, disco, gastronomy, fitness...)
- . Anchor tenants: Mercator (one of the biggest retail grocery chains in SEE Europe), Merkur (one of the biggest DIY chains in SEE Europe) and Intersport
- . Important tenants: O'Neill, Timberland, Skechers, Intimissimi, Calzedonia, Eastpak, Converse, Slowatch (Omega, Tagheuer) ...

The Stozice Shopping Centre has a catchment area of:

- . 20.000 inhabitants live within a 5 minute walk from the centre
- . 100.000 inhabitants within a 10 minute car drive from the centre,
- . more than 500.000 people within a 30 minute car drive from the location



The background of the slide is a detailed architectural rendering of a large-scale urban development. It features a central stadium with a curved roof, surrounded by various commercial and recreational buildings. The scene is viewed from an elevated perspective, showing the layout of the structures and the surrounding infrastructure.

Shopping center

Shopping center has two floors with over 70.000 m2 of GLA. It will offer an optimal tenant mix of top quality brands in over 120 shops with a gastronomy and entertainment section. One of its unique features will be an inside 5.000 m2 open space plaza that will function as the focal point of the center.

Plaza

Another unique feature is a green rooftop where there will be a 100.000 m2 of recreational areas. Besides green areas there will be a jogging path around the site, big childrens playground, basketball field, a football field, beachvolley court, skate park, chill-out area, picnic area.

Parking areas

The entire garage capacity is 3.500 car parking spaces and over 60 bus parking spaces from which all are located underground in two levels.

Events

The shopping center with its appealing plaza and vast green recreational park will boast a variety of ongoing events throughout the year.

By now the stadium and sports hall have already proved to be great venues for sporting, cultural and entertainment events.

Uniqueness

Shopping centre is natural extension that enriches offer with the combination of football stadium, sport hall -arena, park for active leisure, fun, and night life.

Sport, shopping, entertainment and leisure make the SCSC unique in Slovenia and its neighbour countries. The comprehensive mix of leading brands in the super regional shopping centre with a distinct focus on fashion is rounded off with large entertainment and night life area together with a super-regional Shopping centre.

Net Rental Area

PROGRAM	m2
20 Mall Islands à 10m ²	200
Culture	722
DO-IT-YOURSELF	9.782
Electronics	1.300
Entertainment	5.600
Fashion	16.164
Food, Drog./Parf.	2.209
Gastro	1.736
HYPERMARKET	7.168
Interior	1.313
Jewellery/Acc.	298
Market in open plaza (in average with 25% leasable area and 50% leasing rate)	5.000
Others	1.098
PAVILLIONS	1.000
Services	980
Shoes	2.279
Sports	3.153
Toys	1.066
TOTAL	61.094

Structure

The shopping centre is organized in three levels. It has a commercial level, entertainment level, and parking area at two levels with access routes in total 137 thousand m² (of which the private part is 76 thousand m²). At roof level – green roof, there is a park with entrance pavilions to the commercial centre from the park. At the pavilions there are located gastro and other services, facilities for ticket sales, public toilets and information points.

At a first level there is a shopping floor, which will have a total of 51 thousand m² of net rental space. Shopping street at this level measures 12 thousand m². The entertainment level has total of 9,8 thousand m² of net rentals. 1.7 thousand m² of area is available for catering and restaurants, 7,5 thousand m² for entertainment as bowling, fitness, disco, casino.

The whole construction plot measures 187.487 m². The specialty of a project is a green roof of shopping centre with total of 102 thousand m².

The total area of complex (without sport hall, stadium and park) is 250 thousand m² and will be arranged with floor ownership between public and private partner. Private partner will have at least 180 thousand m².

CURRENT STATUS OF THE PROJECT

Most of the construction works have already been finished. The newly built public part is already in function since summer 2010 and the shopping center is due to open in the 2011/2012.

Surface Area

	Shopping Centre			TOTAL SC	TOTAL SC	TOTAL SC
FLOOR	BUSINESS	PARKING AREA	COMMON AREA	ROADS	VERTICALS	FIRE HALLS
	m ²	m ²	m ²	m ²	m ²	m ²
-13	13.420,23	13.056,81	1.751,07	29.806,26	3.659,53	644,51
-12	27,36	0	0	0	189,99	0
-9,5	2.679,96	32.753,53	313,85	10.772,64	2.961,70	1.013,13
-9	0	0	0	0	176,84	0
-7	640,77	0	0	0	0	0
-6	70.849,30	1.513,65	2.711,12	9.153,59	2.433,01	2.585,71
-5	0	0	0	0	0	0
-3	57,43	0	0	0	0	0
-2,8	461,69	0	0	0	0	0
1	4.136,05	0	0	1.961,06	1.303,05	0
5	0	0	0	0	0	0
9	0	0	0	0	0	0
14	0	0	0	0	0	0
TOTAL:	92.272,79	47.323,99	4.776,04	51.693,55	10.724,12	4.243,35



EVENTS & HAPPENING

All year round participate or watch numerous events being held on various sections. Be it either in the shopping centre or its unique atrium that will serve as a new hot get-together place

Project Financial Figures

	COST	
LAND – FLOOR OWNERSHIP	81 000 000	40,83%
	81 000 000	
CONSTRUCTION	91 581 000	46,17%
Building pit (excavation)	8 200 000	
Construction	38 111 000	
Instalations and other	27 770 000	
Finalisation work	15 100 000	
Park area	2 400 000	
INFRASTRUCTURE	12 688 000	6,40%
Public conection	12 688 000	
OTHER	13 100 000	6,60%
Arhitecture	2 500 000	
Engineering and management	10 600 000	
Together costs without financing	198 369 000	100,00%
Interest and fees	15 000 000	
Together cost with financing	213 369 000	

Investments Considerations

Investments:

Total value of project is estimated at 213,4 million EUR. Initial investments to development are done by owner and there is no other indebtedness, except recent banks' facilitated loan in the amount of 115 M Eur needed for completion of construction (end 2011/beginning 2012). This final loan was approved by the banks and the first tranche is already used by project developer/owner.

No other loans will be necessary for completion, as well as, no other obligations of the company presently exists ('subject to due diligence confirmation).

Principal repayment source:

Fixed revenues in the most conservative scenario are estimated at 15 million EUR per year. Leasing agreements and occupancy is already secured by international major shopping centre management company.

Partnership and arrangement proposal:

Up to 50.1% can be purchased from the project owner in arrangement that will secure smooth entrance into control. Two-tranche payment is considered (30 M Eur for 25,1% + 30 M Eur for next 25%).

The team of experienced experts in development and construction will assist strategic partner in making deal effectively and within acceptable for the partner terms.

NDA and Terms

In case of interest, strategic partner shall receive full and detailed information package, as well as, clarification on all issues incl. (where applicable) insider information.

Due to sensitive nature of aforesaid, information is shared subject to NDA and Arranger success-fee based commission agreement.

Arranger fee (payable at closing) that includes full support and all stages up to the successful closing of the deal and if necessary further local support is negotiable in 1,5% range.

Thank You !

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