

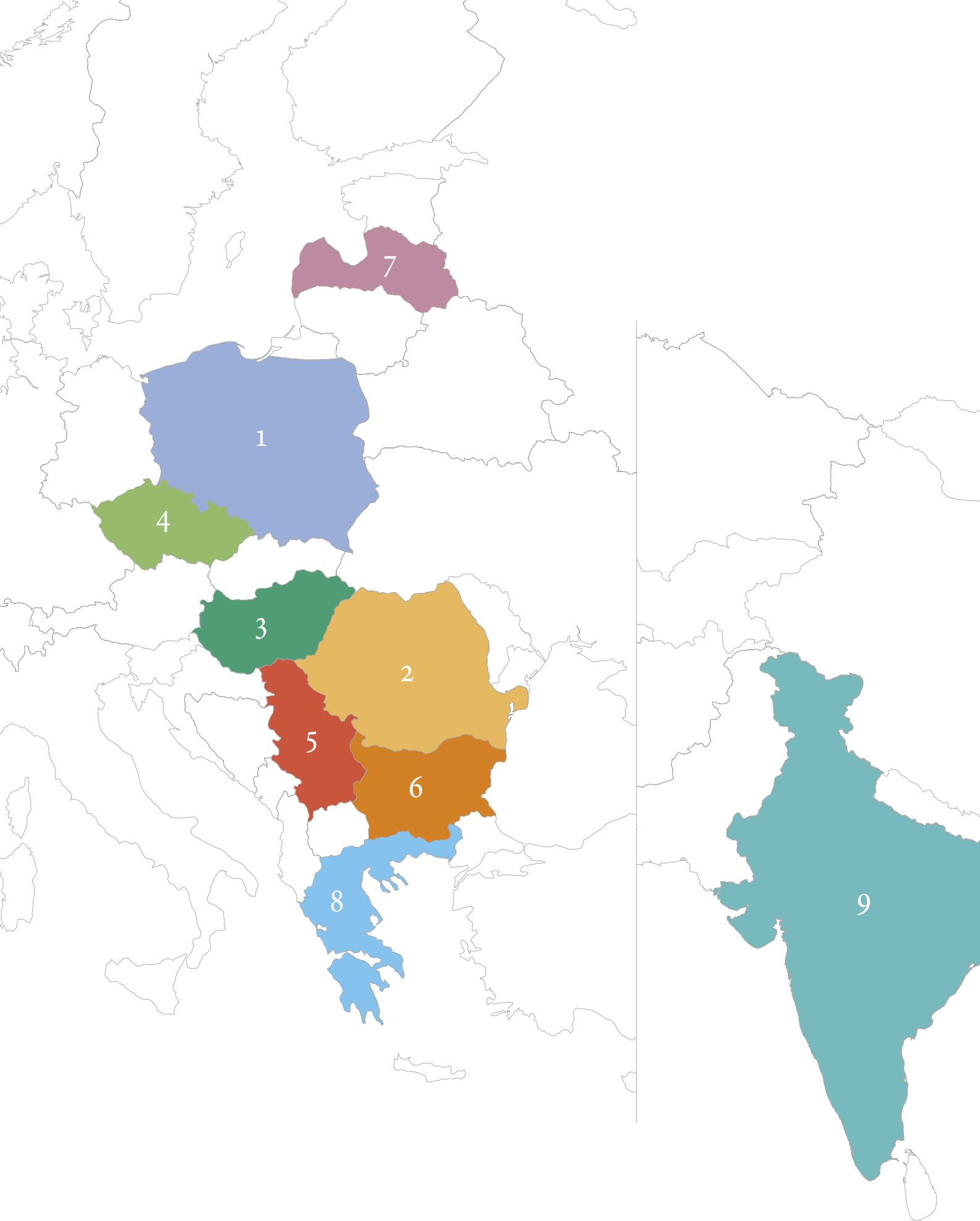


Y E A R B O O K

*Plaza Centers N.V.*

2010





# YEAR BOOK 2010

Plaza Centers N.V.

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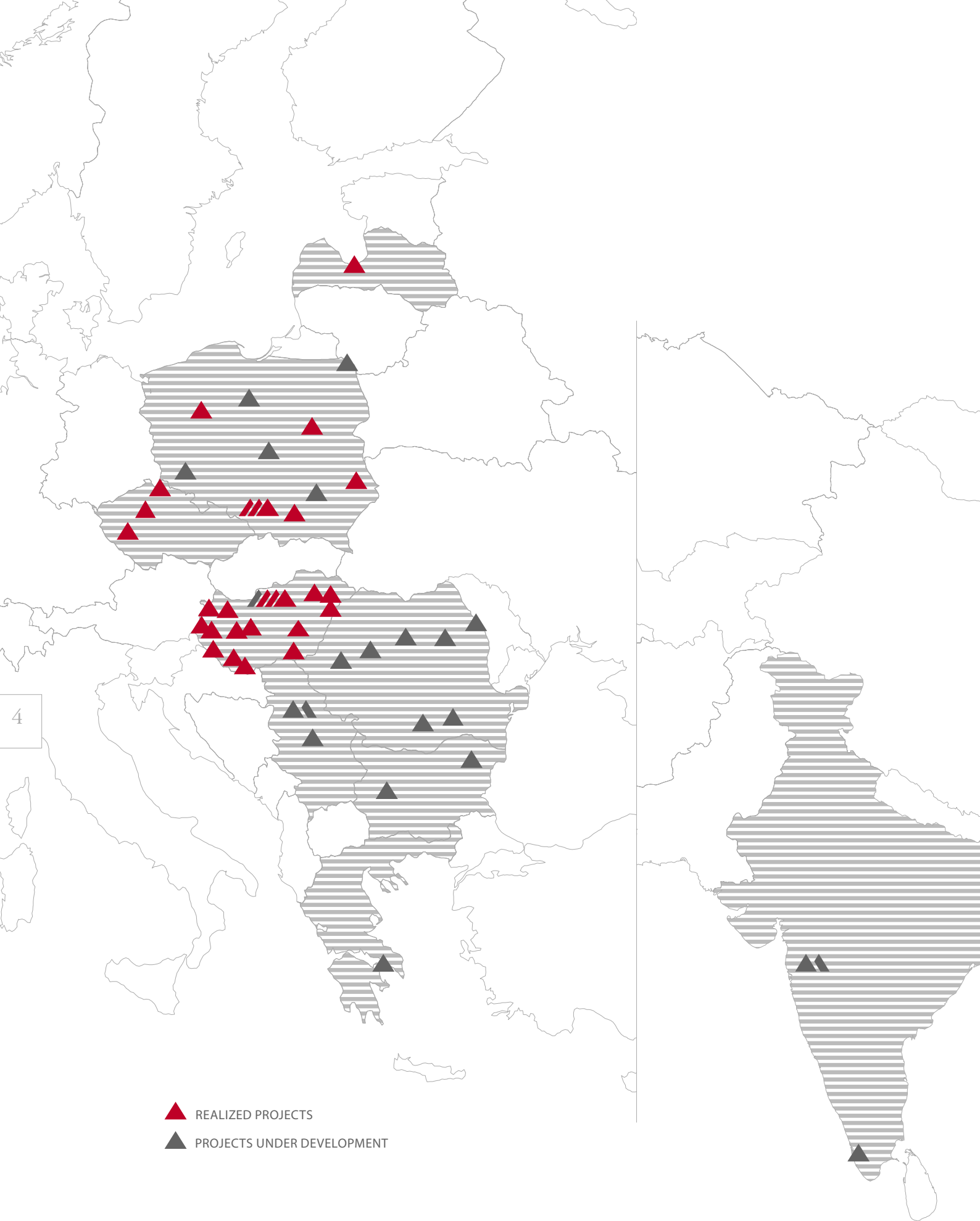
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### *Group profile*

*The Plaza Centers Group is a leading emerging markets developer of shopping and entertainment centers, focusing on the development of 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.*

## YEAR BOOK 2010

*Plaza Centers N.V.*

*The Plaza Centers Group has pioneered this concept throughout the CEE whilst building a strong track record of successfully developing, letting and selling shopping and entertainment centers. The Group has extended its area of operations beyond CEE into India, and may consider other development opportunities in Asia and other investment opportunities in the United States.*

*The Company is an indirect subsidiary of Elbit Imaging Ltd. ("EI"), an Israeli public company whose shares are traded on both the Tel Aviv Stock Exchange in Israel, and the NASDAQ Global Market in the United States. Elbit Imaging Ltd. is a subsidiary of Europe Israel (M.M.S) Ltd. EI's activities are divided into the following principal fields: (I) Initiation, construction, operation, management and sale of shopping and entertainment centers in Israel, Central and Eastern Europe and India; (II) Hotels ownership, primarily in major European cities, as well as operation, management and sale of same through its subsidiary, Elscint Ltd.; (III) Investments in the research and development, production and marketing of magnetic resonance imaging guided focused ultrasound treatment equipment, through its subsidiary, InSightec Ltd.; and (IV) Other activities consisting in the distribution and marketing of women's fashion and accessories through our wholly-owned Israeli subsidiary, Elbit Trade & Retail Ltd., and venture-capital investments.*

*The Group has been present in real estate development in emerging markets for over thirteen years, initially pursuing shopping and entertainment center development projects in Hungary and subsequently expanding into Poland, the Czech Republic, Greece, Latvia, Romania, Serbia, Bulgaria and India. To date, the Group has designed, developed and let 28 shopping and entertainment centers and one office project. Twenty-six of those centers and the office project were sold; Twenty-one of these centers and the office project were acquired by Klépierre, the second largest shopping center owner/operator in Europe, which owns more than 230 shopping centers in ten countries. An additional four shopping and entertainment centers were sold to the Dawnay Day Group and*



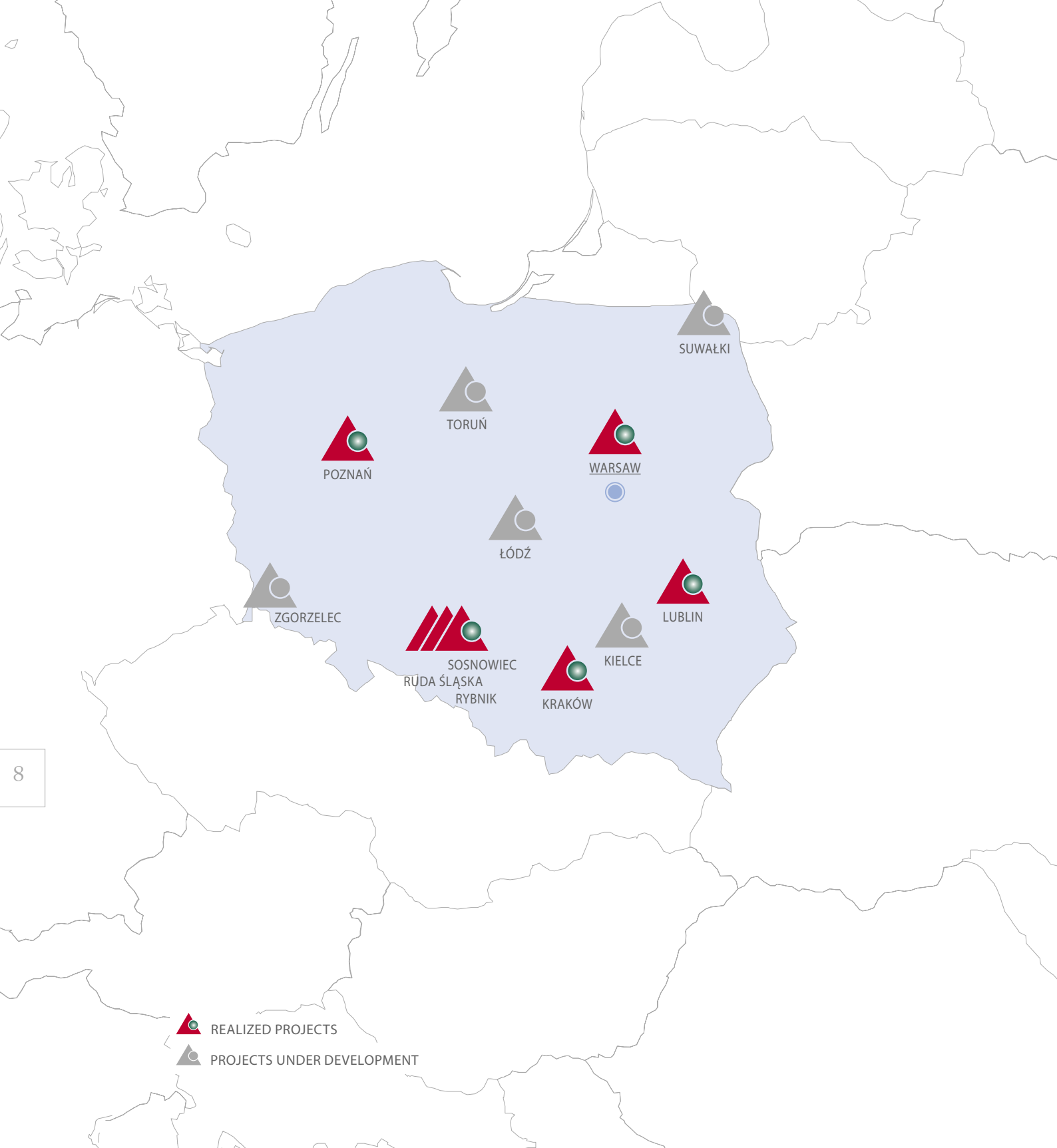
## YEAR BOOK 2010

*Plaza Centers N.V.*

*a shopping centre was sold to active Asset Investment Management (“aAIM”), a UK’s commercial property investments group on 7 August 2007.*

*Since 1 November 2006, shares in Plaza Centers N.V. are traded in the main list on the London Stock Exchange. The Company has raised approximately £ 166 million of gross proceeds and its shares are traded under the ticker “PLAZ”.*

*Since 19 October 2007, shares in Plaza Centers N.V. are also traded in the main list on the Warsaw Stock Exchange under the ticker “PLZ”.*



 REALIZED PROJECTS  
 PROJECTS UNDER DEVELOPMENT

# POLAND

*Plaza Centers N.V.*

# POLAND

## *Shopping centers portfolio*



### *Realized Projects*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	KRAKÓW PLAZA	31,000 sq. m GLA	Kraków	2001
▲	LUBLIN PLAZA	25,000 sq. m GLA	Lublin	2007
▲	POZNAŃ PLAZA	30,000 sq. m GLA	Poznań	2005
▲	RUDA ŚLĄSKA PLAZA	14,000 sq. m GLA	Ruda Śląska	2001
▲	RYBNIK PLAZA	18,000 sq. m GLA	Rybnik	2007
▲	SADYBA BEST MALL	24,000 sq. m GLA	<u>Warsaw</u>	2000
▲	SOSNOWIEC PLAZA	13,000 sq. m GLA	Sosnowiec	2007



### *Projects under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	KIELCE PLAZA	33,000 sq. m GLA	Kielce	2012
▲	ŁÓDŹ PLAZA	45,000 sq. m GLA	Łódź	2012
▲	SUWAŁKI PLAZA	20,000 sq. m GLA	Suwałki	2010
▲	TORUŃ PLAZA	40,000 sq. m GLA	Toruń	2011
▲	ZGORZELEC PLAZA	13,000 sq. m GLA	Zgorzelec	2010

## POLAND



Realized Projects

POZNAŃ

WARSAW

LUBLIN

SOSNOWIEC  
RUDA ŚLĄSKA  
RYBNIK

KRAKÓW

Sign	Name of project	Area	City	Date of opening	Sold to
▲	KRAKÓW PLAZA	31,000 sq. m GLA	Kraków	2001	Klepierre
▲	LUBLIN PLAZA	25,000 sq. m GLA	Lublin	2007	Klepierre
▲	POZNAŃ PLAZA	30,000 sq. m GLA	Poznań	2005	Klepierre
▲	RUDA ŚLĄSKA PLAZA	14,000 sq. m GLA	Ruda Śl.	2001	Klepierre
▲	RYBNIK PLAZA	18,000 sq. m GLA	Rybnik	2007	Klepierre
▲	SADYBA BEST MALL	24,000 sq. m GLA	Warsaw	2000	Klepierre
▲	SOSNOWIEC PLAZA	13,000 sq. m GLA	Sosnowiec	2007	Klepierre







# Kielce Plaza



*Project under Development*



Name of project	<b>KIELCE PLAZA</b>
Address	Zagnańska St.
Town	<b>Kielce</b>
Country	Poland
Type	Shopping & Entertainment Center
Size	33,000 sq. m GLA
Number of shops	140
Number of parking spaces	1,100
Main anchors	DELIMA Delicatessen, Cinema City multiplex, Douglas, sport shop, Rossmann, Fantasy Park entertainment center with a bowling alley, billiards, computer games, children's playground, an Internet café and discotheque
Date of opening	2012

Head office	<b>PLAZA CENTERS POLAND</b>
Phone number	+48 22 542 8100, Fax: +48 225 42 8101
E-mail	headoffice@plazacenters.pl







**KIELCE PLAZA** will be the largest and the most modern shopping and entertainment facility in the area of Kielce – the capital and business center of Świętokrzyskie Voivodship, with over one million two hundred thousand inhabitants. The city is located in the middle of the Świętokrzyskie Mountains (Holy Cross Mountains), at the banks of the Silnica river, in the Northern part of the historical Polish province of Małopolska. Once an important centre of limestone mining, Kielce is now a centre of trade and commerce.

Kielce Plaza, similarly to all the presently realized Plaza Center investments, is a multifunctional facility. On an area of 33,000 square meters customers will find a Cinema City multiplex, a bowling alley with several lanes, pool rooms, video games room, cafés, restaurants, a grocery shop, a wide array of shops with Polish and international clothing brands, and numerous service outlets.

# Łódź Plaza



*Project under Development*



Name of project	<b>ŁÓDŹ PLAZA</b>
Address	Rzgowska St.
Town	Łódź
Country	Poland
Type	Shopping & Entertainment Center
Size	45,000 sq. m GLA
Number of shops	140
Number of parking spaces	1,500
Main anchors	Delicatessen, Cinema City multiplex, fashion, services and food court, Fantasy Park
Date of opening	2012

Head office	<b>PLAZA CENTERS POLAND</b>
Phone number	+48 22 542 8100, Fax: +48 22 542 8101
E-mail	headoffice@plazacenters.pl





**ŁÓDŹ PLAZA** will become one of the largest and most important shopping and entertainment centers available to the broad public in the third largest city in Poland.

Łódź is located in central Poland and has a population of 753,000 and is located approximately 135 kilometers South-West of Warsaw, the capital of Poland.

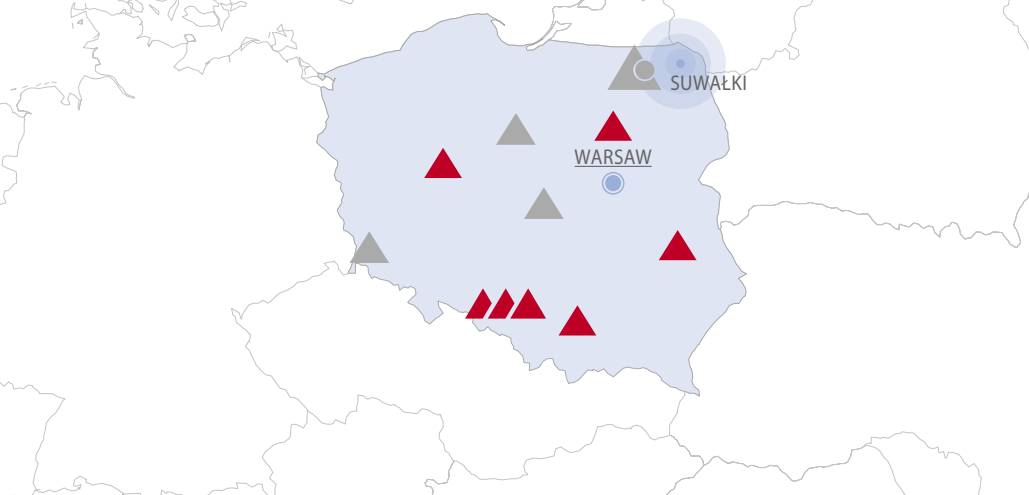
The city benefits from its central location. A number of firms have located their logistics centres in its vicinity. Two planned motorways – the A1 spanning from the North to the South of Poland, and the A2 running from the East to the West, will intersect North-East of the city. Łódź is widely known from its post-industrial architecture and modern art and cinema heritage. It also features three major state-owned universities and a population of 140,000 or more students.

An area of 45,000 square meters will be occupied by 140 shops, a Cinema City multiplex, a fully-equipped entertainment center, and a rich restaurant section. All of this in an ideal location in the South of Łódź, where there is no other shopping center. Łódź Plaza is also going to be unique in terms of architecture – it will set a new trend combining modern esthetics with commercial functionality in order to become one of the city's symbols.

# Suwałki Plaza



*Project under Development*



Name of project	<b>SUWAŁKI PLAZA</b>
Address	Dwernickiego St.
Town	Suwałki
Country	Poland
Type	Shopping & Entertainment Center
Size	20,000 sq. m GLA
Number of shops	100
Number of parking spaces	500
Main anchors	H&M, KappAhl, DELIMA delicatessen, sport shop, a multiplex cinema, Fantasy Park entertainment center with a bowling alley, billiards, computer games, children's playground, an Internet café and discotheque
Date of opening	2010

Head office	<b>PLAZA CENTERS POLAND</b>
Phone number	+48 22 542 8100, Fax: +48 22 542 8101
E-mail	headoffice@plazacenters.pl







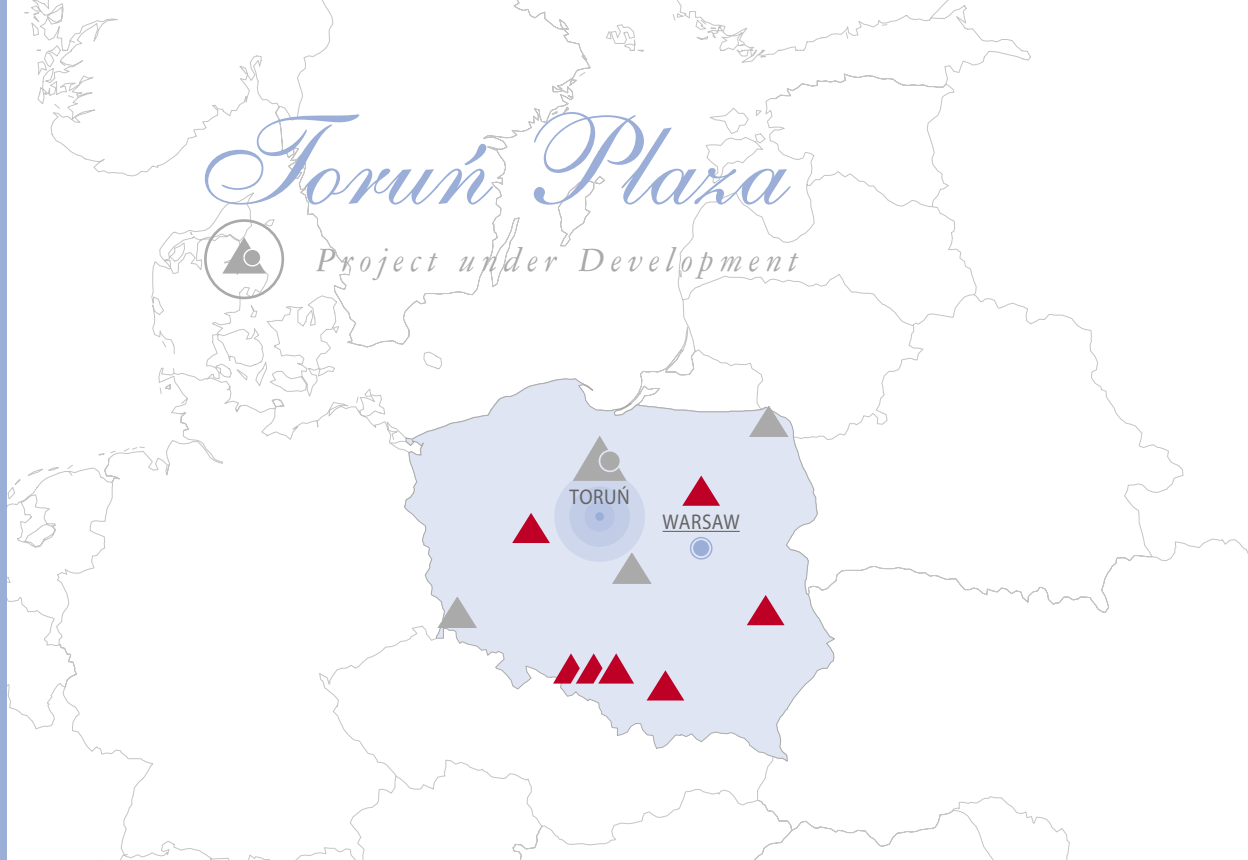
**SUWAŁKI PLAZA** is a state-of-the-art shopping and entertainment center in Suwałki, the capital of one of the most popular tourist regions in the country and the most important centre of commerce in North-Eastern Poland. The city is located about 30 km from the Lithuanian border. Plaza Centers is the first investor to build such a large and top class facility in this remote yet important city.

An area of 20,000 square meters will feature a multiplex cinema, an entertainment center – Fantasy Park, and a wide array of popular shopping and service chain outlets. An historic building, which used to serve as a prison at the turn of the 19th and 20th century, will constitute a part of the modern center. Two other historic buildings will be incorporated into the new construction and highlighted in the atrium, under a glass dome. Part of the elevation of the smaller building will be incorporated into the front elevation of the shopping center.

# Toruń Plaza

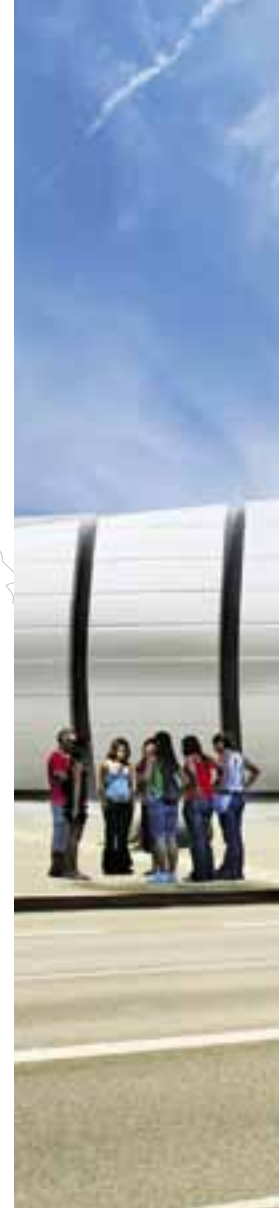


*Project under Development*



Name of project	<b>TORUŃ PLAZA</b>
Address	Broniewskiego / Szosa Okrężna
Town	Toruń
Country	Poland
Type	Shopping & Entertainment Center
Size	40,000 sq. m GLA
Number of shops	160
Number of parking spaces	1,000
Main anchors	H&M, KappAhl, DELIMA delicatessen, sport shop, Douglas, Cinema City multiplex, Fantasy Park entertainment center with a bowling alley, billiards, computer games, children's playground, an Internet café and discotheque
Date of opening	2011

Head office	<b>PLAZA CENTERS POLAND</b>
Phone number	+48 22 542 8100, Fax: +48 22 542 8101
E-mail	headoffice@plazacenters.pl





**TORUŃ PLAZA** is a multifunctional project that is to occupy an area of 40,000 square meters. The location is in a Gothic town full of history, but at the same time open for the latest developments.

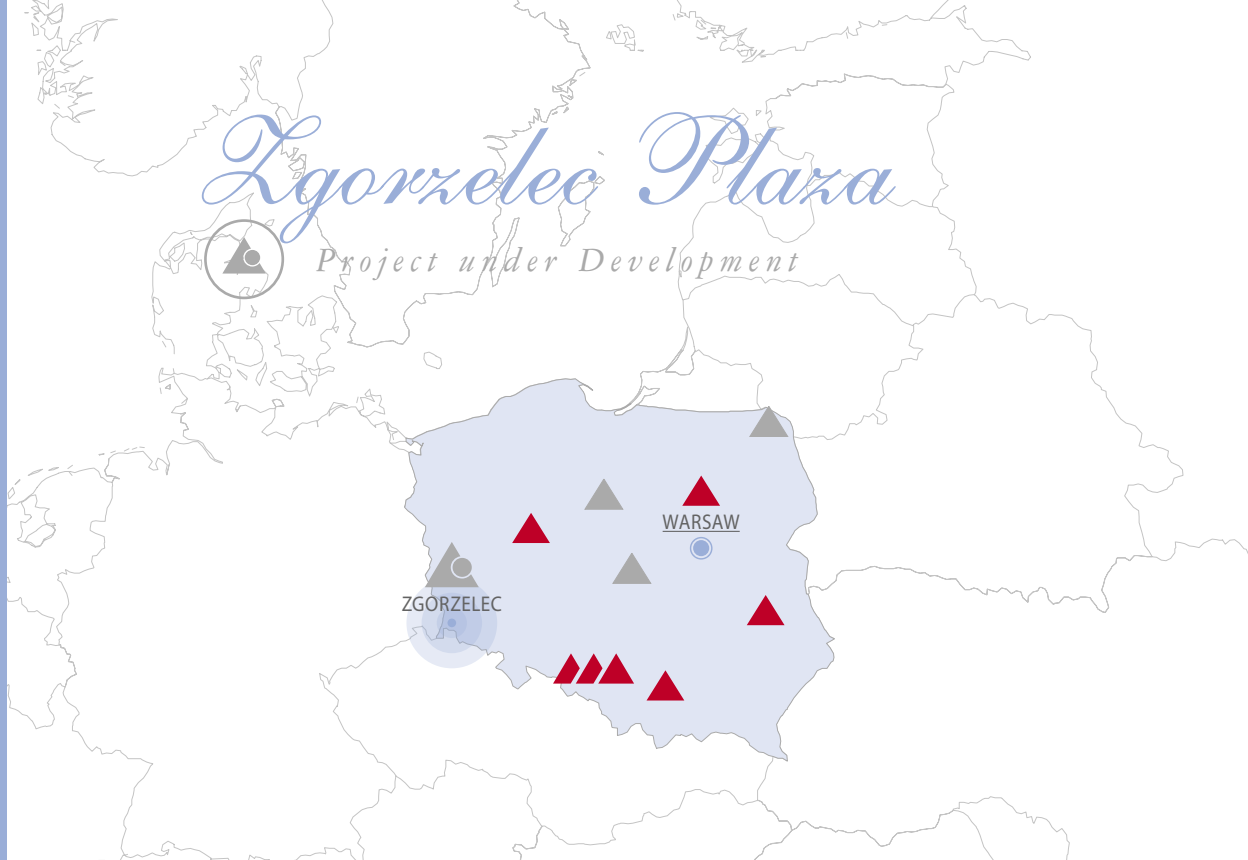
Toruń is a city in Northern Poland, sitting on the banks of the Vistula river. A population of over 200 thousand makes it the second-largest city of Kujawy-Pomerania Province and one of two capitals, together with Bydgoszcz. The cities and neighboring counties form a bipolar metropolitan area with a population of up to 800,000. Although a medium-sized city, Toruń is the site of the headquarters of some of the largest and most influential companies in Poland. Thanks to its architectural heritage Toruń is visited by more than 1.5 million tourists per year (1.6 million in 2007). This makes tourism an important sector of the local economy.

The three-storey facility will include, among others, a Delima grocery shop, H&M and KappAhl clothing stores, Fantasy Park entertainment center featuring a bowling alley, music club, children's playground and a Cinema City multiplex. The design of the center with an oval glass elevation as its main feature, has a very modern touch and is full of interesting architectural solutions. Toruń Plaza will be built in the in the former headquarters of the legendary and mighty speedway Sports Club Apator Toruń.

# Zgorzelec Plaza



*Project under Development*



Name of project	<b>ZGORZELEC PLAZA</b>
Address	Armii Krajowej St.
Town	<b>Zgorzelec</b>
Country	Poland
Type	Shopping & Entertainment Center
Size	13,000 sq. m GLA
Number of shops	60
Number of parking spaces	450
Main anchors	H&M, KappAhl, DELIMA delicatessen, Douglas
Date of opening	2010



Head office	<b>PLAZA CENTERS POLAND</b>
Phone number	+48 22 542 8100, Fax: +48 22 542 8101
E-mail	headoffice@plazacenters.pl

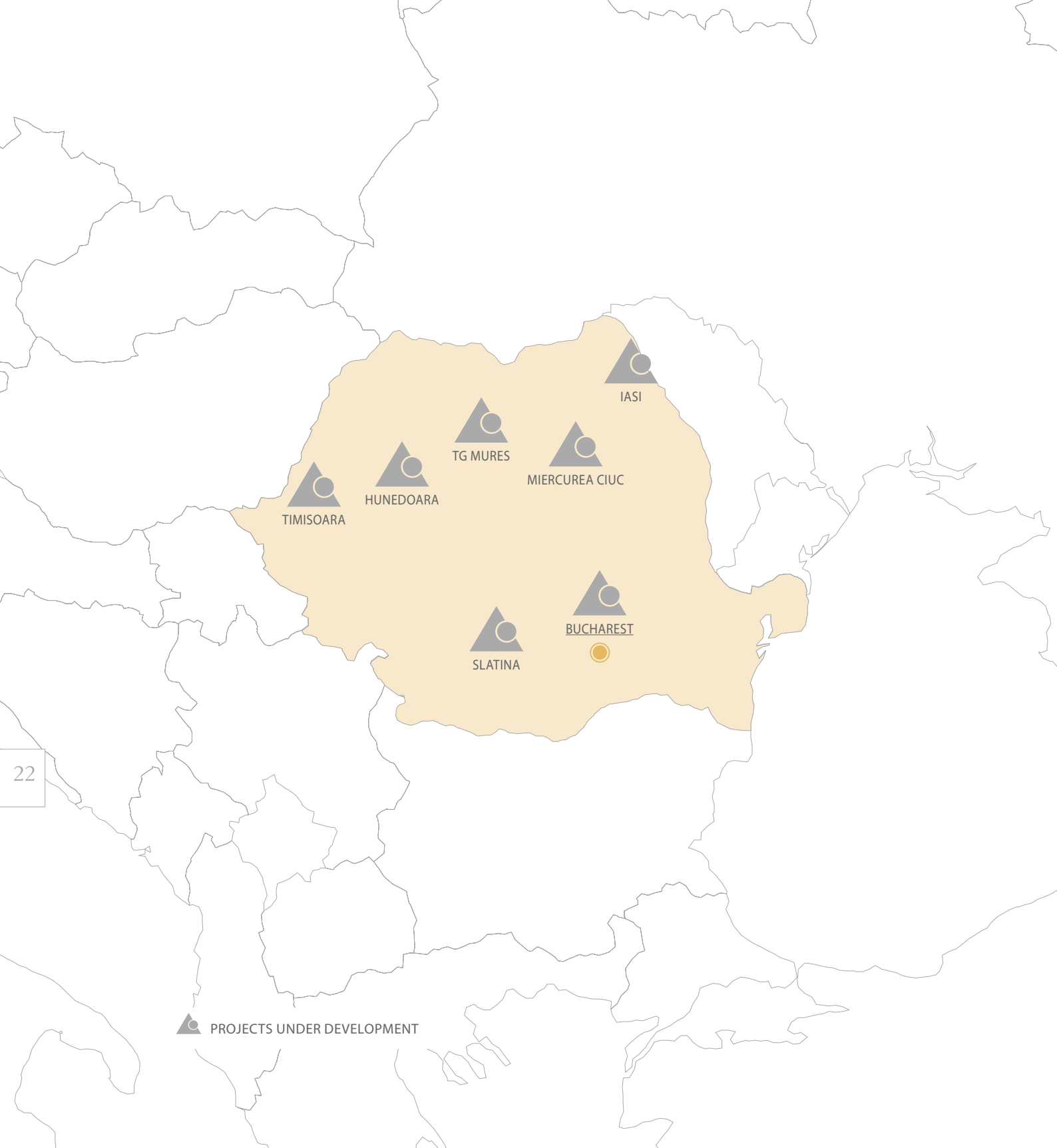




**ZGORZELEC PLAZA** is the project of a modern shopping mall, whose size and implemented technical solutions perfectly complement the needs of a fast developing town.

Zgorzelec is a town in South-Western Poland, located on the Lusatian Neisse river, on the Polish-German border adjoining the German town of Goerlitz.

It will be the first true shopping center of such a great scope in Zgorzelec, and will become a popular shopping destination for the German neighbors living within an easy walking distance of the project's location. On an area of 13,000 square meters, customers will find such popular brand names as H&M, Venezia, Douglas, Delima or Rossmann.



22

 PROJECTS UNDER DEVELOPMENT

# ROMANIA

*Plaza Centers N.V.*

# ROMANIA

*Shopping centers portfolio*



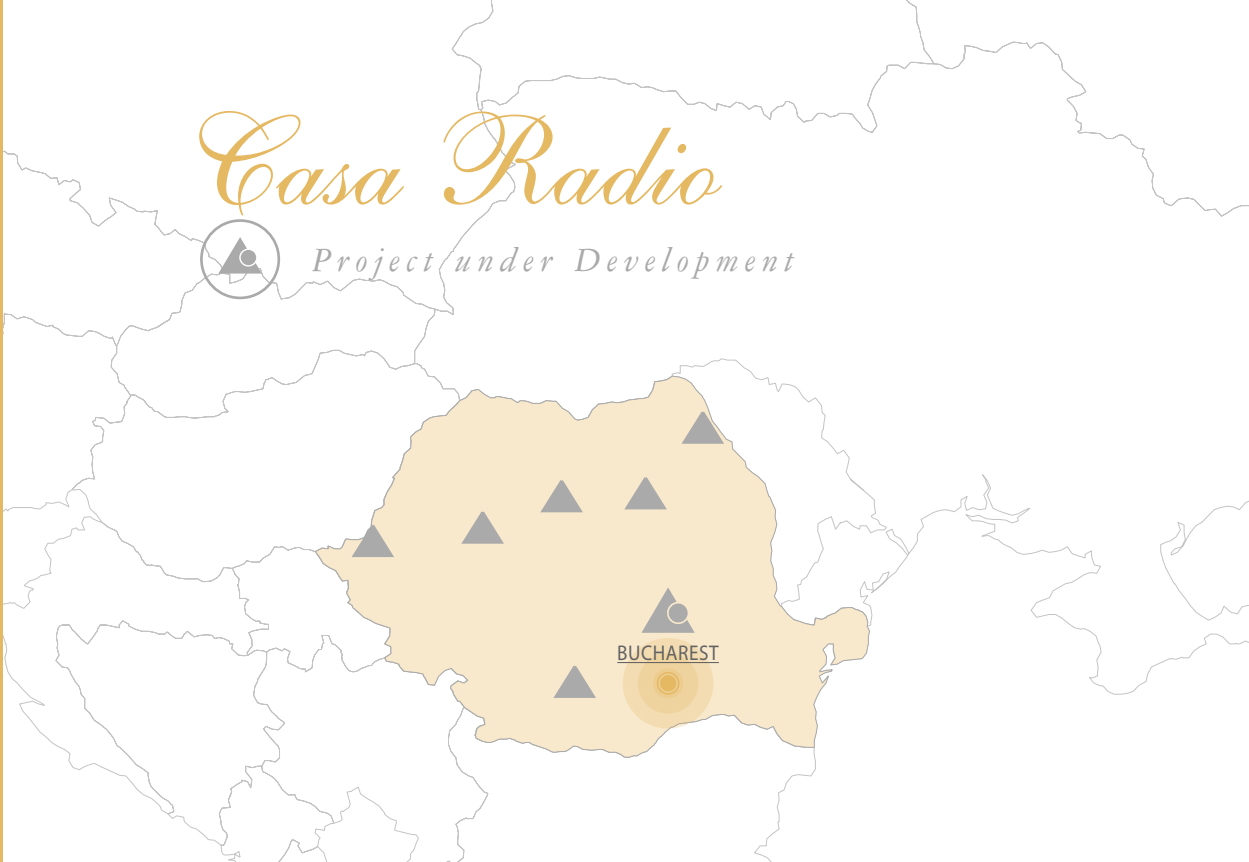
## *Projects under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>CASA RADIO</b>	600,000 sq. m GBA	<u>Bucharest</u>	2013
▲	<b>CSIKI PLAZA</b>	14,000 sq. m GLA	Miercurea Ciuc	2010
▲	<b>HUNEDOARA PLAZA</b>	13,000 sq. m GLA	Hunedoara	2011
▲	<b>IASI PLAZA</b>	62,000 sq. m GLA	Iasi	2012
▲	<b>SLATINA PLAZA</b>	17,000 sq. m GLA	Slatina	2011
▲	<b>TIMISOARA PLAZA</b>	43,000 sq. m GLA	Timisoara	2012
▲	<b>TARGU MURES PLAZA</b>	30,000 sq. m GLA	Targu Mures	2012

# Casa Radio



*Project under Development*



Name of project	<b>CASA RADIO</b>
Address	174-176 Stirbei Voda St.
Town	<b><u>Bucharest</u></b>
Country	Romania
Type	Mixed Use – hotels, offices, shopping & entertainment
Size	600,000 sq. m GBA
Number of shops	250
Number of parking spaces	4,563
Main anchors	Hypermarket, home equipment and electronic device store, cinema, Fantasy Park, fashion anchors & spa
Date of opening	2013

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro





**CASA RADIO** is located in the best possible location in Bucharest, Stirbei Voda St., in the very heart of the city. Bordered by four main roads, the site benefits from an excellent access from anywhere in Bucharest.

Bucharest is the most prosperous city in Romania and is one of the main industrial centers and transportation hubs of Eastern Europe. Its architecture is a mix of historical (neo-classical), interbellum (Bauhaus and Art Deco), socialist-era and modern. In the period between the two World Wars, the city's elegant architecture and the sophistication of its elite earned Bucharest the nickname of the "Little Paris of the East".

Casa Radio is a mixed use scheme developed on an excellently located 9.4 ha site. Besides the 170,000 sq. m shopping mall, the project includes:

- 130,000 sq. m of office space
- A 5-star hotel (35,000 sq. m)
- An apartment hotel (18,000 sq. m)
- An exhibition center (5,000 people capacity)
- 4,563 parking spaces

Given its unique location and accessibility, one can easily state that the catchment area of Casa Radio comprises the entire city of Bucharest. Furthermore, Casa Radio has all the features needed to become a national destination.

# Csiki Plaza



*Project under Development*

MIERCUREA CIUC

BUCHAREST

Name of project	<b>CSIKI PLAZA</b>
Address	26 Iancu de Hunedoara St.
Town	<b>Miercurea Ciuc</b>
Country	Romania
Type	Shopping & Entertainment Center
Size	14,000 sq. m GLA
Number of shops	60
Number of parking spaces	600
Main anchors	Supermarket, home equipment and electronic device store, entertainment area, fashion anchors and food court
Date of opening	2010

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro







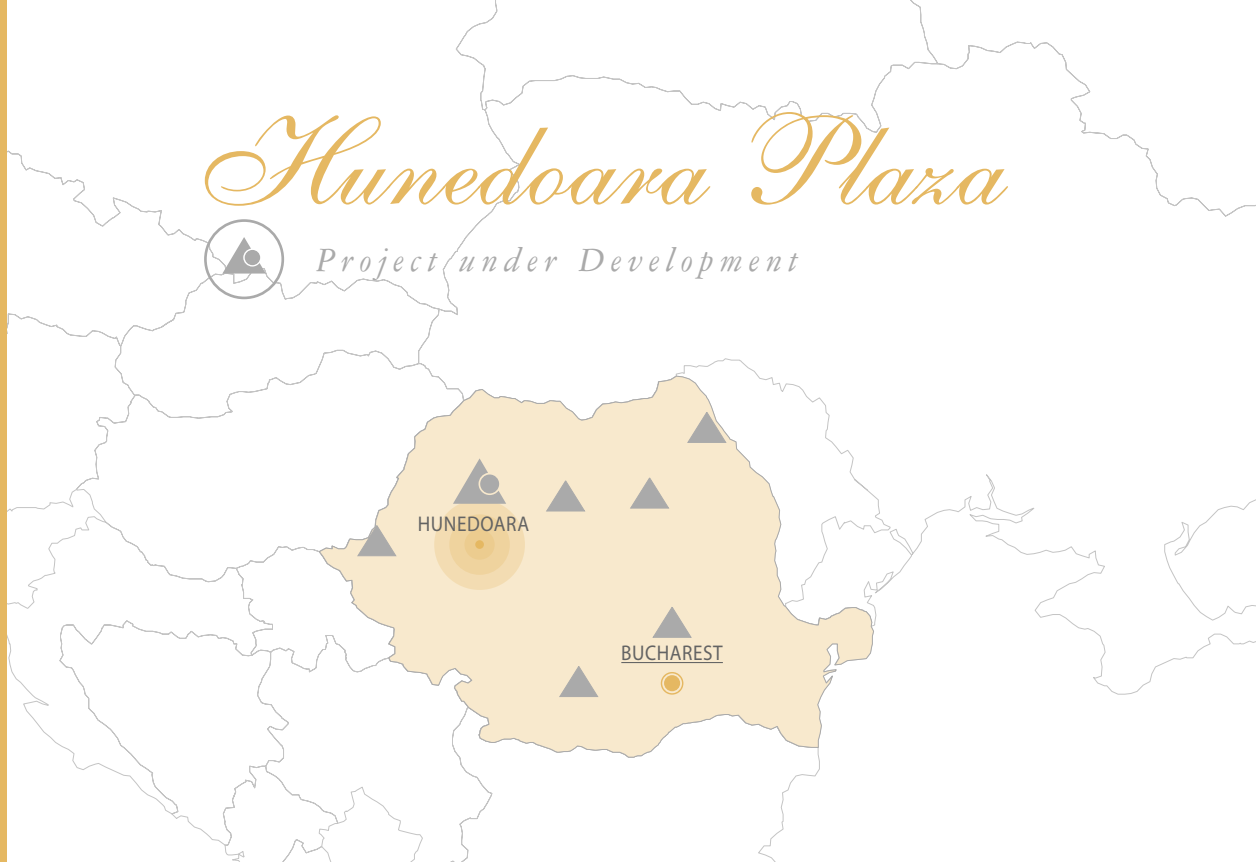
**CSIKI PLAZA** is located in the Eastern part of Miercurea Ciuc city on Iancu de Hunedoara Street, around 500 m from the city center.

Miercurea Ciuc is the capital City of Harghita County. The city is located in a picturesque area within the mountains, in the vicinity of some very beautiful touristic sites. Around Miercurea Ciuc city there are many tourist accommodations that are a point of attraction for people from all over the country.

Csiki Plaza will become the most attractive and unique shopping center in the county. It will include excellent shopping facilities – 14,000 sq. m, 600 parking spaces and 60 stores on one level complemented by high quality entertainment, restaurants and coffee shops. It will offer a pleasant and exciting environment for all visitors.

# Hunedoara Plaza

 *Project under Development*



Name of project	<b>HUNEDOARA PLAZA</b>
Address	7 Traian Blvd.
Town	<b>Hunedoara</b>
Country	Romania
Type	Shopping Center
Size	13,000 sq.m
Number of shops	61
Number of parking spaces	650
Main anchors	Supermarket, home equipment and electronic device store, fashion stores, food court, entertainment center
Date of opening	2011

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro







**HUNEDOARA PLAZA** is located on Traian Boulevard, which is the main boulevard traversing the city. It is located in the vicinity of a residential area and very close to the city center.

The city of Hunedoara features the most important Gothic-style secular building in Transylvania: Hunyadi Castle, which is closely connected with the Hunyadi family. Its impressive size and architectural beauty set it among the most precious monuments of medieval art.

Hunedoara also had, for a time, the largest steel-producing factory in Romania and even in the Balkans.

Hunedoara Plaza: 13,000 sq. m – one level, includes 61 stores with anchors such as : supermarket, entertainment, home equipment and electronic device store, fashion stores and food court. It also features 650 parking spaces and an abundant green area. It offers a variety for the entire family.

# Iasi Plaza

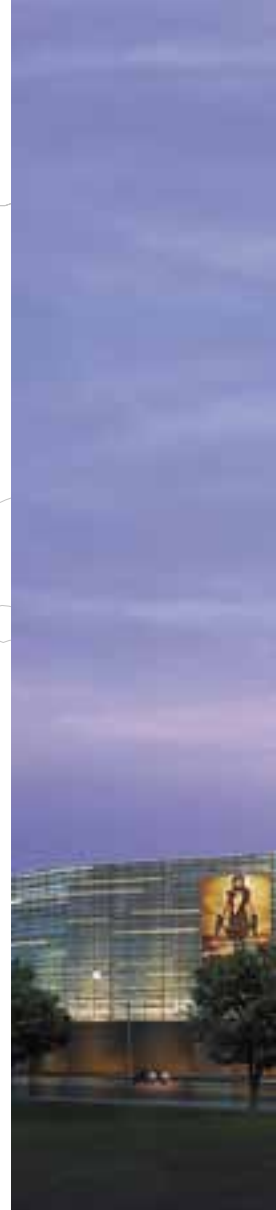


*Project under Development*



Name of project	<b>IASI PLAZA</b>
Address	2 Primaverii Blvd.
Town	<b>Iasi</b>
Country	Romania
Type	Offices, Shopping & Entertainment Center
Size	Shopping Center: 40,000 sq. m GLA /Offices: 22,000 sq. m GLA
Number of shops	150
Number of parking spaces	1,400
Main anchors	Supermarket, home equipment and electronic device store, 10-screen cinema, Fantasy Park with bowling, billiards, bar, Internet café, children's playground, food court
Date of opening	2012

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro





**IASI PLAZA** is located in the Southern part of the city at the intersection of two large arteries in Iasi: on one hand, Primaverii St. – connecting the center of Iasi with the rest of the city and the campus area, on the other hand – Socola Blvd.

Iasi is one of the oldest and most important sites in the country, which has always strongly pulsated with authentic Romanian life. The city, which is the Moldavian capital, gave inestimable material and spiritual values to national patrimony, and has drawn glorious pages in the history of Romania, remaining in the people's conscience.

Iasi Plaza will include an office tower – 22,000 sq. m, commercial area – 40,000 sq. m, 150 stores on three levels and over 1,400 parking spaces – complemented by entertainment, restaurants and cafés offering a variety for the entire family.



# Slatina Plaza



*Project under Development*



Name of project	<b>SLATINA PLAZA</b>
Address	22 Cireasov St.
Town	<b>Slatina</b>
Country	Romania
Type	Shopping & Entertainment Center
Size	17,000 sq. m GLA
Number of shops	80
Number of parking spaces	700
Main anchors	Supermarket, home equipment and electronic device store, Fantasy Park with bowling, billiards, bar, Internet café, children's playground, food court
Date of opening	2011

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro





**SLATINA PLAZA** situated on Cireasov St., at the junction with Constructorului St., circa 1.5 km East of the city centre, the secondary street running perpendicular on Gr. Alexandrescu St., and the main exit route towards Pitesti (DN 65).

Slatina is an industrial city, hosting the largest factory producing aluminum in South-Eastern Europe.

Slatina Plaza will be a two-level commercial and entertainment center – 17,000 sq. m, 700 parking spaces and 80 stores on two levels – with anchors such as: supermarket, home equipment and electronic device store, entertainment, fashion and food court. It will offer a large variety of international and local retailers and their products for the entire family.

# Timisoara Plaza



*Project under Development*

TIMISOARA

BUCHAREST

Name of project	<b>TIMISOARA PLAZA</b>
Address	46-52 Dorobantilor St.
Town	<b>Timisoara</b>
Country	Romania
Type	Shopping & Entertainment Center
Size	43,000 sq. m GLA
Number of shops	130
Number of parking spaces	1,200
Main anchors	Supermarket, home equipment and electronic device store, Fantasy Park with bowling, billiards, bar, Internet café, children's playground, food court
Date of opening	2012

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro







**TIMISOARA PLAZA** is located in the Fabric neighborhood, on Dorobantilor Blvd, a very dense residential area, in the Eastern part of the city. It is the main boulevard traversing the city on the way to the airport.

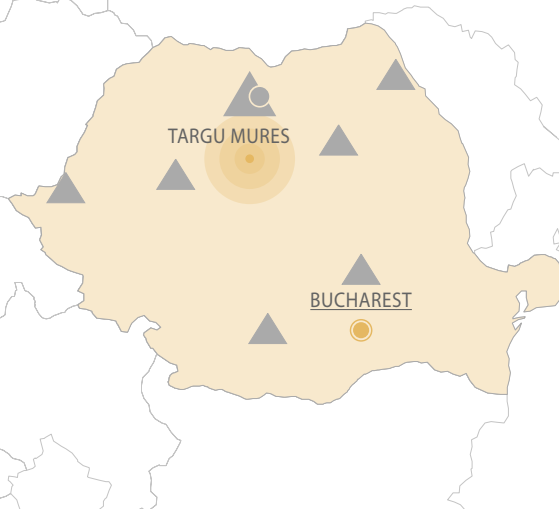
Timișoara is the second largest Romanian city, and the main economic and cultural center in Banat in the West of the country. The city is also called “Little Vienna”, because it belonged for a very long time to the Habsburg Empire and the entire city center consists of buildings built in the Kaiser era, which is reminiscent of the old Vienna.

Timisoara Plaza will be a three-level commercial and entertainment complex comprising 43,000 sq. m, 130 stores, 1,200 parking spaces – complemented by entertainment, restaurants and cafés offering a variety for the entire family.

# Targu Mures Plaza



*Project under Development*



Name of project	<b>TARGU MURES PLAZA</b>
Address	64-68 Gheorghe Doja St.
Town	<b>Targu Mures</b>
Country	Romania
Type	Offices, Shopping & Entertainment Center
Size	Shopping Center: 30,000 sq. m GLA Offices: 2,000 sq. m
Number of shops	110
Number of parking spaces	1,400
Main anchors	Supermarket, home equipment and electronic device store, fashion stores, food court, cinema and Fantasy Park
Date of opening	2012

Head office	<b>PLAZA CENTERS ROMANIA</b>
Phone number	+40 21 313 3107
E-mail	office@plazacenters.ro

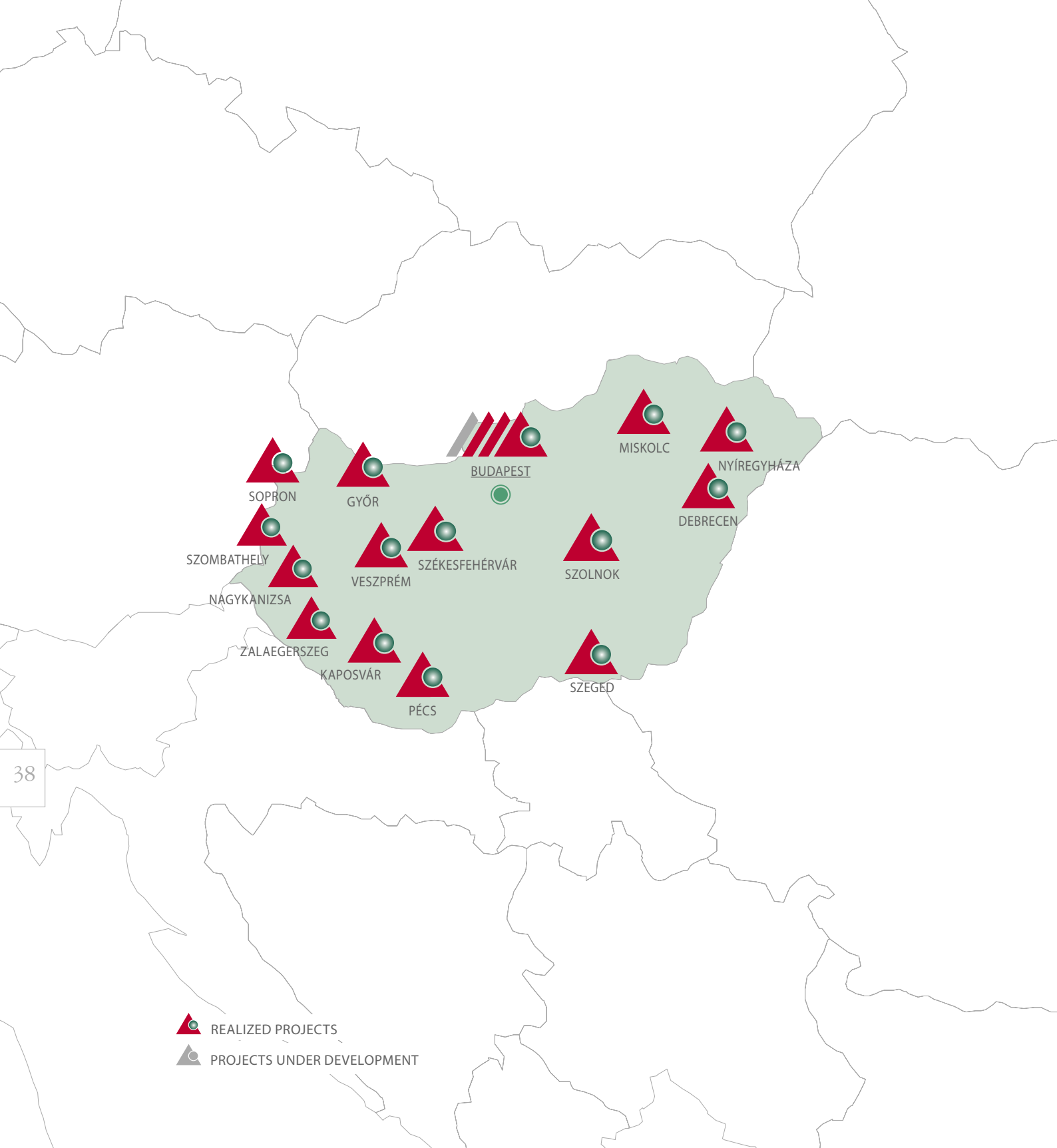






**TARGU MURES PLAZA** is located in the Western part of the city, on Gheorghe Doja Street – the main boulevard crossing the city – close to the city center. This part of the city is the main route between Bucharest and several other important cities. Targu Mures city is situated in the heart of Transylvania in picturesque surroundings. The river Mures flows through the city and its surrounding hills are covered in ash and oak forests. It is the cultural and industrial centre of the region.

Targu Mures Plaza will include a 2,000 sq. m office space and a shopping center comprising 30,000 sq. m on three levels with supermarket, home equipment and electronic device store, cinema, food court, fashion stores and Fantasy Park, as well as 1,400 parking spaces.



# HUNGARY

*Plaza Centers N.V.*

# HUNGARY

*Shopping centers portfolio*



## *Realized Projects*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	ALBA PLAZA	15,000 sq. m GLA	Székesfehérvár	1999
▲	ARENA PLAZA	66,000 sq. m GLA	<u>Budapest</u>	2007
▲	BALATON PLAZA	10,000 sq. m GLA	Veszprém	2004
▲	CSEPEL PLAZA	14,000 sq. m GLA	<u>Budapest</u>	1997
▲	DEBRECEN PLAZA	15,000 sq. m GLA	Debrecen	1999
▲	DUNA PLAZA	36,000 sq. m GLA	<u>Budapest</u>	1996
▲	GYŐR PLAZA	15,000 sq. m GLA	Győr	1998
▲	KANIZSA PLAZA	6,000 sq. m GLA	Nagykanizsa	2000
▲	KAPOSVÁR PLAZA	9,000 sq. m GLA	Kaposvár	2000
▲	MISKOLC PLAZA	15,000 sq. m GLA	Miskolc	2000
▲	NYÍR PLAZA	14,000 sq. m GLA	Nyíregyháza	2000
▲	PÉCS PLAZA	16,000 sq. m GLA	Pécs	1999
▲	SAVARIA PLAZA	9,000 sq. m GLA	Szombathely	2002
▲	SOPRON PLAZA	14,000 sq. m GLA	Sopron	1999
▲	SZEGED PLAZA	16,000 sq. m GLA	Szeged	2000
▲	SZOLNOK PLAZA	7,000 sq. m GLA	Szolnok	2001
▲	ZALA PLAZA	8,000 sq. m GLA	Zalaegerszeg	2002



## *Project under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	DREAM ISLAND	350,000 sq. m GBA	<u>Budapest</u>	2012–2014

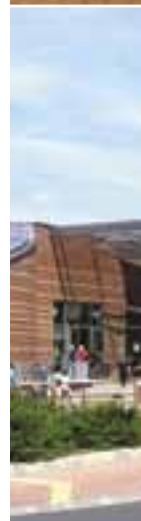
# HUNGARY



*Realized Projects*



Sign	Name of project	Area	City	Date of opening	Sold to
▲	ALBA PLAZA	15,000 sq. m GLA	Székesfehérvár	1999	Klepierre
▲	ARENA PLAZA	66,000 sq. m GLA	Budapest	2007	aAIM
▲	BALATON PLAZA	10,000 sq. m GLA	Veszprém	2004	Dawnay Day
▲	CSEPEL PLAZA	14,000 sq. m GLA	Budapest	1997	Klepierre
▲	DEBRECEN PLAZA	15,000 sq. m GLA	Debrecen	1999	Klepierre
▲	DUNA PLAZA	36,000 sq. m GLA	Budapest	1996	Klepierre
▲	GYŐR PLAZA	15,000 sq. m GLA	Győr	1998	Klepierre
▲	KANIZSA PLAZA	6,000 sq. m GLA	Nagykanizsa	2000	Klepierre
▲	KAPOSVÁR PLAZA	9,000 sq. m GLA	Kaposvár	2000	Klepierre
▲	MISKOLC PLAZA	15,000 sq. m GLA	Miskolc	2000	Klepierre
▲	NYÍR PLAZA	14,000 sq. m GLA	Nyíregyháza	2000	Klepierre
▲	PÉCS PLAZA	16,000 sq. m GLA	Pécs	1999	Dawnay Day
▲	SAVARIA PLAZA	9,000 sq. m GLA	Szombathely	2002	Dawnay Day
▲	SOPRON PLAZA	14,000 sq. m GLA	Sopron	1999	Dawnay Day
▲	SZEGED PLAZA	16,000 sq. m GLA	Szeged	2000	Klepierre
▲	SZOLNOK PLAZA	7,000 sq. m GLA	Szolnok	2001	Klepierre
▲	ZALA PLAZA	8,000 sq. m GLA	Zalaegerszeg	2002	Klepierre







# Dream Island Plaza



*Project under Development*



Name of project	<b>DREAM ISLAND PLAZA</b>
Address	Obuda Island in central Budapest
Town	<b>Budapest</b>
Country	Hungary
Type	Major business and leisure resort
Size	350,000 sq. m GBA
Main anchors	Hotels, recreation facilities, casino, business & leisure complex
Date of opening	2012 – 2014

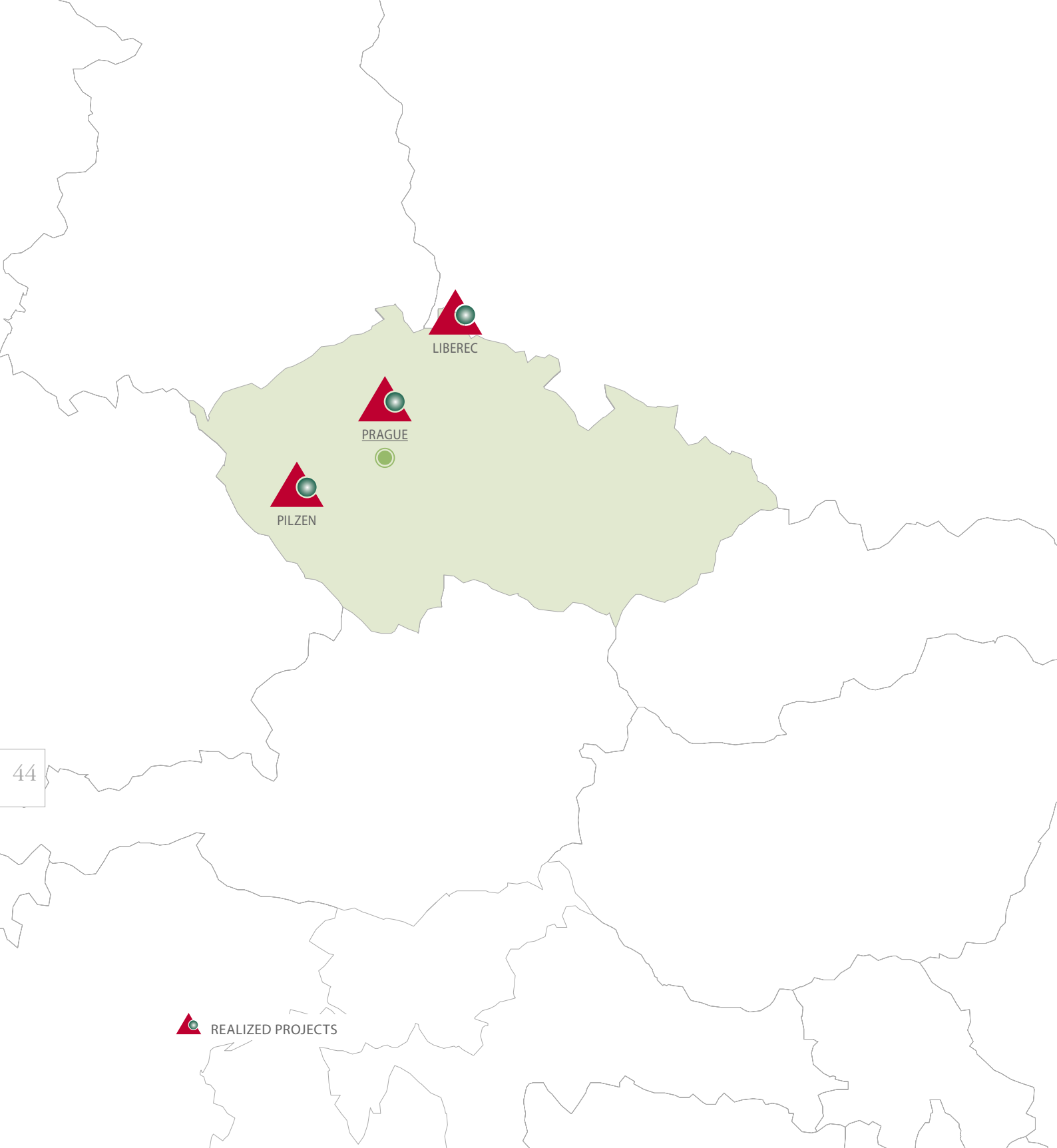
Head office	<b>PLAZA CENTERS HUNGARY</b>
Phone number	+36 1 462 72 00
E-mail	plazacenters@plazacenters.com







**PLAZA CENTERS** holds a 43.5% stake in Dream Island, a prestigious development on Obuda Island in central Budapest, with a land area of 320,000 sq. m which is intended to be developed as a major resort area including hotels, recreation facilities, a casino and a business and leisure complex comprising 350,000 sq. m GBA.



# CZECH REPUBLIC

*Plaza Centers N.V.*



# CZECH REPUBLIC

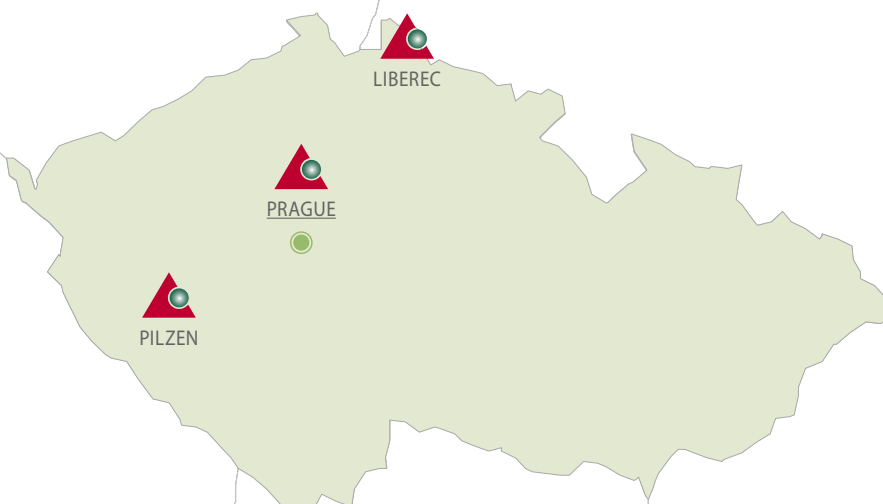
*Shopping centers portfolio*



## *Realized Projects*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>LIBEREC PLAZA</b>	17,000 sq. m GLA	Liberec	2009
▲	<b>NOVODVORSKA PLAZA</b>	26,000 sq. m GLA	Prague	2006
▲	<b>PLZEN PLAZA</b>	20,000 sq. m GLA	Pilzen	2007

## CZECH REPUBLIC

*Realized Projects*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>	<i>Sold to</i>
▲	LIBEREC PLAZA	17,000 sq. m GLA	Liberec	2009	–
▲	NOVODVORSKA PLAZA	26,000 sq. m GLA	<u>Prague</u>	2006	Klepierre
▲	PLZEN PLAZA	20,000 sq. m GLA	Pilzen	20067	Klepierre

Head office

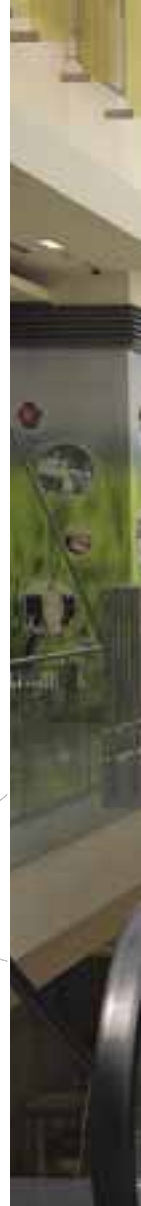
Phone number

E-mail

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48



PROJECTS UNDER DEVELOPMENT

# S E R B I A

*Plaza Centers N.V.*



# SERBIA

*Shopping centers portfolio*



## *Projects under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>BELGRADE PLAZA</b>	70,000 sq. m GBA	<u>Belgrade</u>	2013
▲	<b>KRAGUJEVAC PLAZA</b>	24,500 sq. m GLA	Kragujevac	2011
▲	<b>SPORT STAR PLAZA</b>	45,000 sq. m GLA	Belgrade	2012

# Belgrade Plaza



*Project under Development*



Name of project	<b>BELGRADE PLAZA</b>
Address	90-92 Knez Milosa St.
Town	<u>Belgrade</u>
Country	Serbia
Type	Mixed use – hotel, office and shopping mall
Size	70,000 sq. m GBA
Number of parking spaces	650
Date of opening	2013

Head office	<b>PLAZA CENTERS SERBIA</b>
Phone number	+381 11 264 7044, Fax: +381 11 264 7068
E-mail	office@plazacenters.rs





**BELGRADE PLAZA** will be located on the prominent site of the former Federal Ministry of Internal Affairs, situated on the main street which runs through the center of Belgrade. The area is home to foreign embassies, the Serbian Government and the Ministry of Finance. Belgrade's Chamber of Commerce and largest public hospital are also located nearby, as well as the city fair and future railway station.

Belgrade Plaza will be developed into an office space together with a hotel and retail gallery. The development will comprise a total of 70,000 sq. m of built area, as well as 650 car parking spaces.

# Kragujevac Plaza



*Project under Development*



Name of project	<b>KRAGUJEVAC PLAZA</b>
Address	Kraljice Marija Blvd.
Town	<b>Kragujevac</b>
Country	Serbia
Type	Shopping and Entertainment Center
Size	24,500 sq. m GLA
Number of shops	130
Number of parking spaces	650
Main anchors	Fashion stores, food court, Fantasy Park with bowling, billiards and playground
Date of opening	2011

Head office	<b>PLAZA CENTERS SERBIA</b>
Phone number	+381 11 264 7044, Fax: +381 11 264 7068
E-mail	office@plazacenters.rs







**Kragujevac Plaza** is destined to become a new way of life for both inhabitants of Kragujevac and the majority of the population within the surrounding area. The mall will offer 24,500 sq. m of lettable area with 100 fashion stores to cater for each individual's needs and preferences. Also offering a variety of services such as banks and pharmacies, shopping is now a convenient pleasure. Quality family time will have a new meaning as the mall contains an entertainment center – Fantasy Park – with bowling, billiards and playgrounds, and dinner has never been so easy – just pay a visit to the food court or relax in one of our aromatic coffee shops. 800 meters from the regional road connecting Kragujevac with the Belgrade – Nis highway and only 1.7 km from the city center.

# Sport Star Plaza



*Project under Development*



BELGRADE

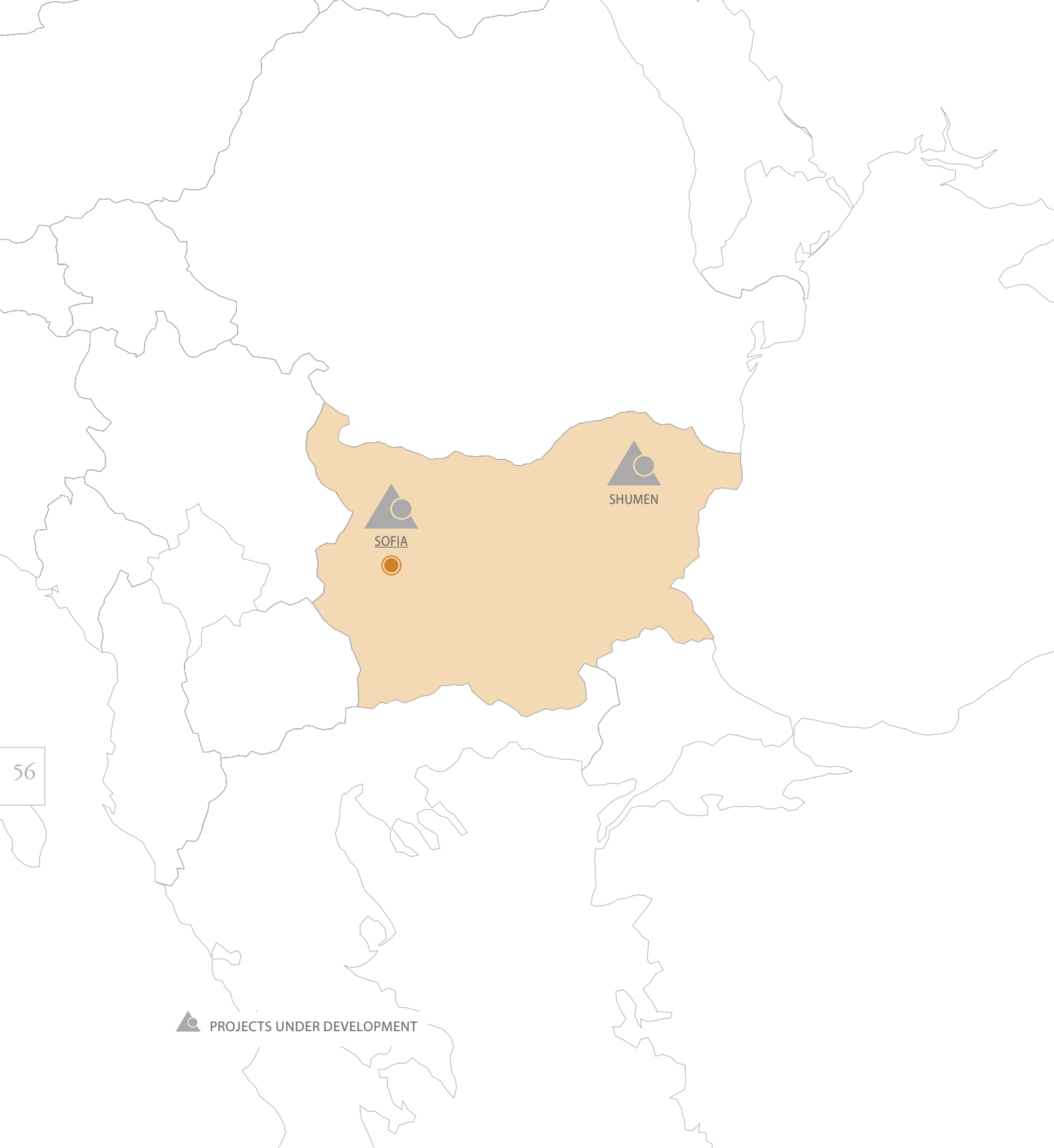
Name of project	<b>SPORT STAR PLAZA</b>
Address	84 Visnjicka St., Palilula
Town	<u>Belgrade</u>
Country	Serbia
Type	Shopping & Entertainment Center
Size	45,000 sq. m GLA
Number of shops	150
Number of parking spaces	1,200
Main anchors	160 stores with a variety of fashion, household, accessories and services, food court, entertainment comprised of Fantasy Park, bowling, billiards, games, playground, slots, 7-screen cinema, Imax and fitness center
Date of opening	2012

Head office	<b>PLAZA CENTERS SERBIA</b>
Phone number	+381 11 264 7044, Fax: +381 11 264 7068
E-mail	office@plazacenters.rs





**SPORT STAR PLAZA** will be a welcome addition to Palilula and its neighboring municipalities. With a lettable area of 45,000 sq. m, Sport Star Plaza will consist of two levels of retail, one level of leisure and entertainment, and 1,200 parking spaces. Sport Star Plaza will be the ideal place for shopping and entertainment, whether it's your monthly shopping in our 4,500 sq. m conveniently-located hypermarket, your daily visit to the gym, or your weekly outing with the family. Sport Star Plaza will be the ultimate entertainment spot in the area; with a 7-screen cinema, Fantasy Park and fitness center to name just a few of the attractions. The restaurant and food court have been perfectly located on the top level to incorporate the breathtaking views of the Danube river through our well-designed glass façade and ceilings. Sport Star Plaza is definitely the place for people with a taste for life.



# BULGARIA

*Plaza Centers N.V.*



# BULGARIA

*Shopping centers portfolio*



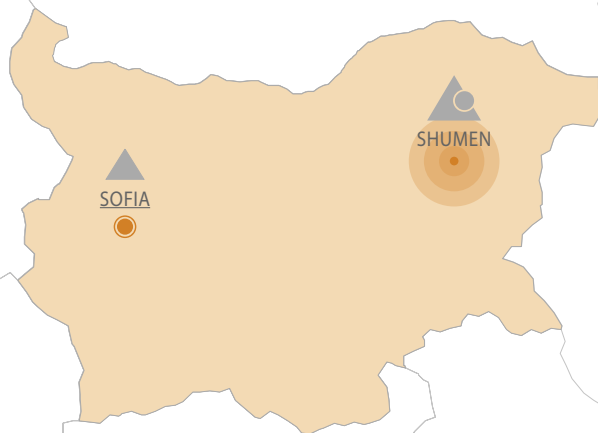
## *Projects under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>SHUMEN PLAZA</b>	20,000 sq. m GLA	Shumen	2011
▲	<b>SOFIA PLAZA BUSINESS CENTER</b>	44,000 sq. m GLA	<u>Sofia</u>	2012

# Shumen Plaza



*Project under Development*



Name of project

**SHUMEN PLAZA**

Address

Simeon Veliki Blvd.

Town

**Shumen**

Country

Bulgaria

Type

Shopping & Entertainment Center

Size

20,000 sq. m GLA

Number of shops

70

Number of parking spaces

700

Main anchors

70 shops, offering a wide range of fashion brands, sport, jewellery & accessories, health & beauty, home décor, home equipment and electronic device store, and services, satisfying the refined needs of customers of all ages; supermarket, digital cinema with four screens, entertainment complex with bowling, billiards, video games, car races and children's corner, providing the perfect way to spend leisure time and relax for both youth and adults; food court, restaurants, cafés & bars with spacious terraces and a panoramic view of the city

Date of opening

2011

Head office

**PLAZA BULGARIA**

Phone number

+35 92 951 5754, Fax: +35 92 954 0331

E-mail

office.bulgaria@plazacenters.com





**SHUMEN PLAZA** is the company's first project in Bulgaria. Ideally situated at the intersection of the two major traffic arteries in Shumen on a 26,000 sq. m site, within a short walking distance of the city center, market, railway and bus stations, and Shumen University. The center shall serve an immediate catchment area of 100,000 people.

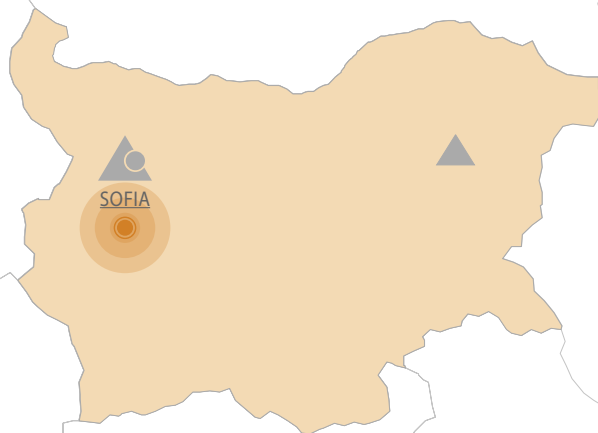
Shumen Plaza will be a three-story commercial and entertainment complex with 20,000 sq. m GLA and 700 parking spaces, and will be the first Western-style shopping center in the district.

Shumen is located in a picturesque valley in North-Eastern Bulgaria and is one of the oldest Bulgarian cities, dating more than 3,200 years. The first and second Bulgarian capitals – Pliska (681 – 893) and Veliki Preslav (893 – 971) are situated less than 20 km from today's city, where ruins, fortress walls and city gates of the two medieval capitals remain preserved. Today Shumen is a center of culture and education with a theatre, museums, libraries and one of the largest universities in Northern Bulgaria – “Konstantin Preslavsky”.

# Sofia Plaza Business Center



*Project under Development*



Name of project	<b>SOFIA PLAZA BUSINESS CENTER</b>
Address	196 Alexander Stamboliyski Blvd.
Town	<u>Sofia</u>
Country	Bulgaria
Type	Business and Retail complex
Size	10,500 sq. m GLA of commercial, 33,500 sq. m GLA of offices
Number of shops	70
Number of parking spaces	900
Main anchors	Two levels of international and local fashion retailers, a variety of services, health and beauty, fitness center, home equipment and electronic device store, supermarket, food court, coffee bars, conveniently serving the needs of people at work and after work, as well as the nearby districts
Date of opening	2012

Head office	<b>PLAZA BULGARIA</b>
Phone number	+35 92 951 5754, Fax: +35 92 954 0331
E-mail	office.bulgaria@plazacenters.com



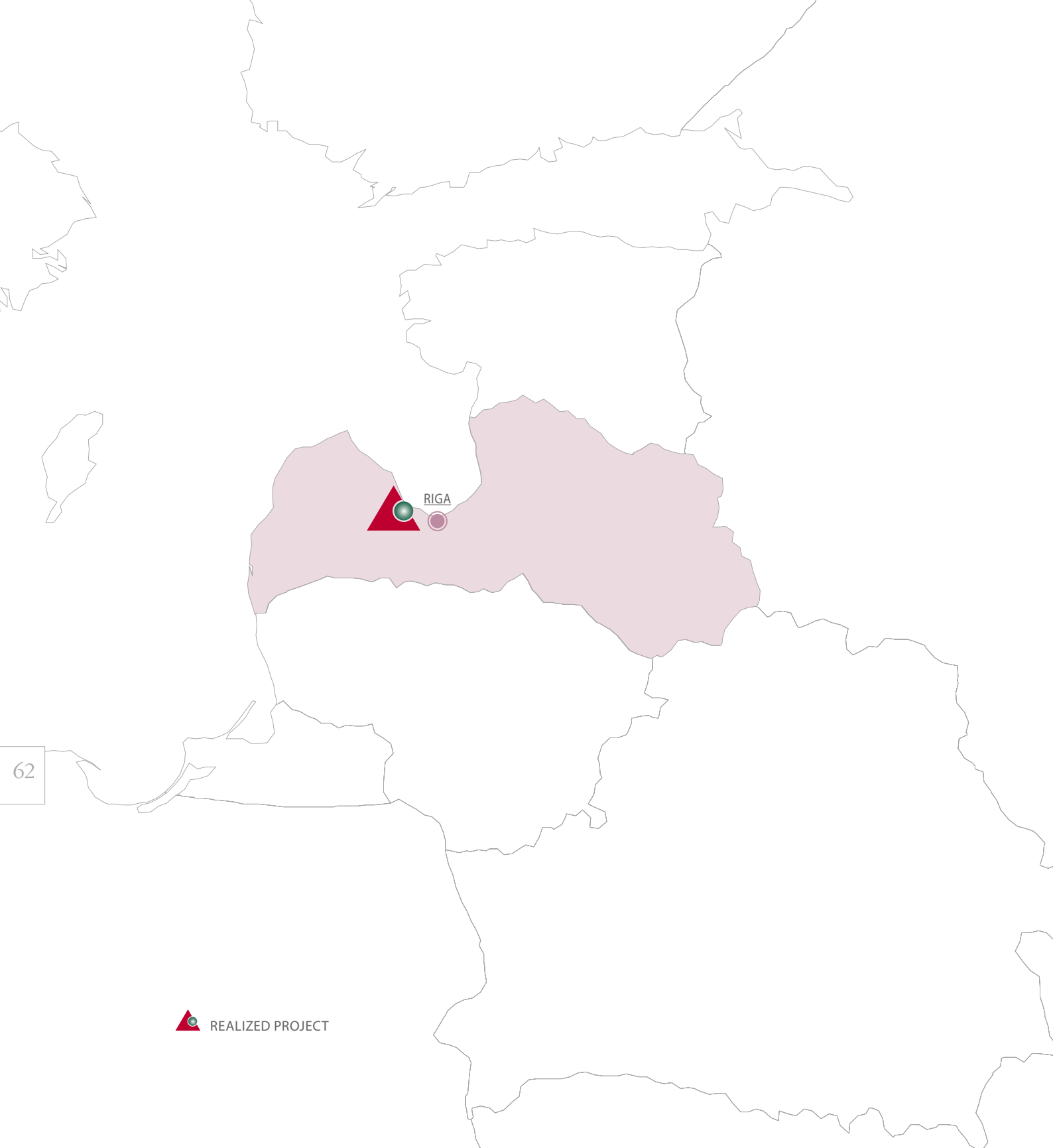




**SOFIA PLAZA** Business Center will be situated on a 9,500 sq. m site, in the South-Western part of Sofia, at the crossroads of "Alexander Stamboliyski" Blvd and "Vardar" Blvd, only 3 km from the city center and very close to Lulin Quarter (the largest neighborhood in Sofia with a population of 250,000). It will be easily accessible by foot, car and public transport: electric trams, buses, underground metro and private mini-buses pass by to it, serving an immediate catchment area of 350,000 people.

Sofia Plaza Business Center will be developed as an eight-storey business center with the first two levels of retail. The complex will offer 10,500 sq. m gross lettable commercial area and 33,500 sq. m gross lettable office area and shall be served by 900 underground parking spaces.

Sofia is located in Western Bulgaria at the foot of Mount Vitosha and is one of the oldest cities in Europe tracing 7,000 years back. Being the capital and largest city of Bulgaria with 1.4 million inhabitants, Sofia is the major administrative, cultural, economic and educational centre of the country. It has a strategic location on three trans-European Transport Corridors, all major types of transport (except water) are represented here and Sofia Airport handles about 3.5 million passengers per year. The construction industry, real estate and trade are other significant sectors of the local economy and the city can boast only 1.7% unemployment (Q2 2009).



 REALIZED PROJECT

# LATVIA

*Plaza Centers N.V.*

# LATVIA

*Shopping centers portfolio*



*Realized Project*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>RIGA PLAZA</b>	49,000 sq. m GLA	<u>Riga</u>	2009

## LATVIA

*Realized Project*

RIGA

Sign	Name of project	Area	City	Date of opening	Sold to
▲	RIGA PLAZA	49,000 sq. m GLA	<u>Riga</u>	2009	–

Head office

Phone number

E-mail

**SIA DIKSNA**

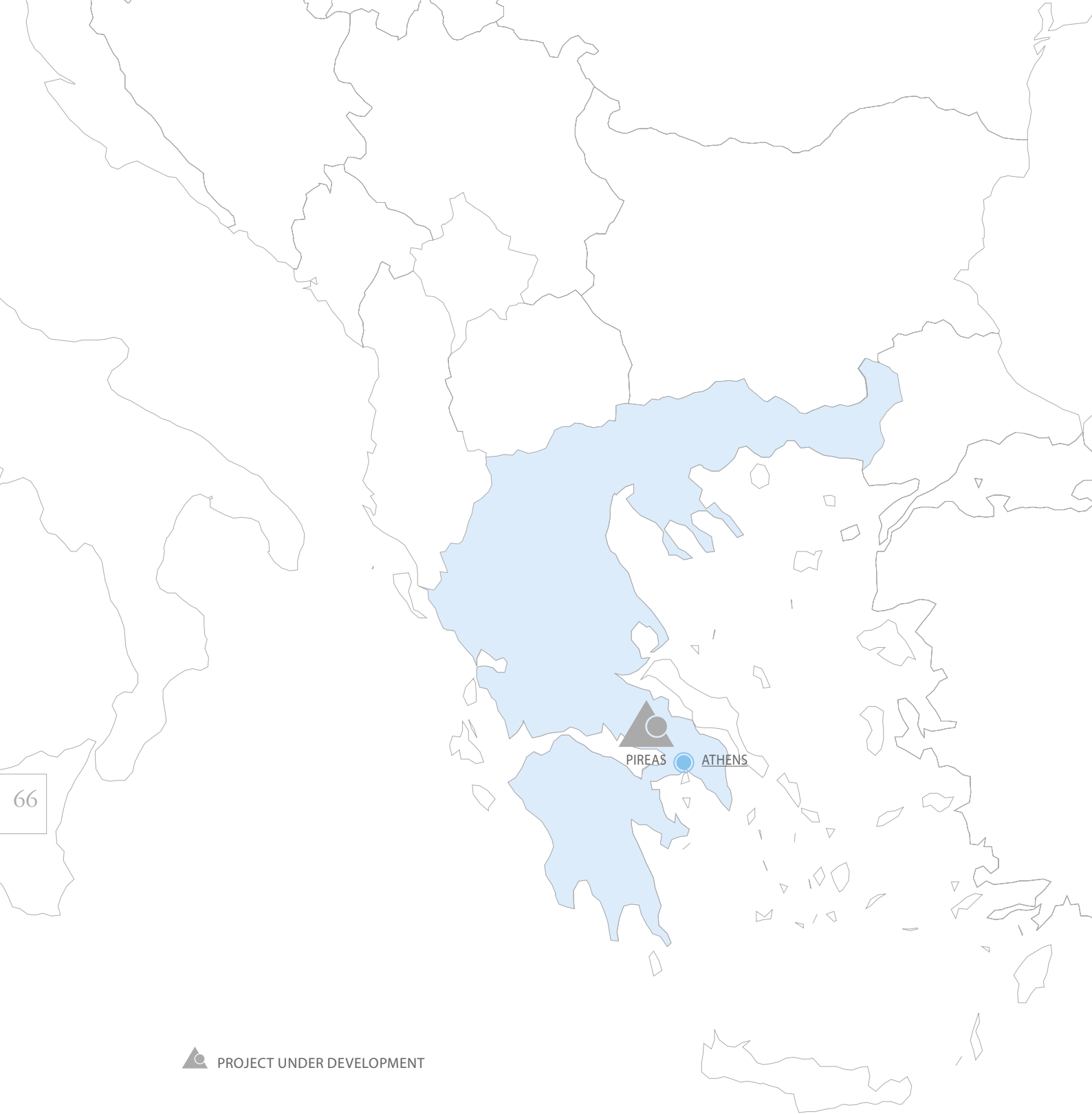
+371 67 633 824

info@rigaplaza.lv









 PROJECT UNDER DEVELOPMENT

G R E E C E  
*Plaza Centers N.V.*

# GREECE

*Shopping centers portfolio*



*Project under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>PIREAS PLAZA</b>	26,000 sq. m GLA	Piraeus	2012



# Pireas Plaza



*Project under Development*



Name of project	<b>PIREAS PLAZA</b>
Address	54 Piraeus Avenue
Town	<b>Piraeus, Athens</b>
Country	Greece
Type	Shopping & Entertainment Center
Size	26,000 sq. m GLA
Number of shops	144
Number of parking spaces	800
Main anchors	PIREAS PLAZA will offer its visitors the comfort of fine indoor shopping in a supermarket; leading international and local fashion retailers, household, beauty, multimedia and services; Fantasy Park – leisure and entertainment complex with bowling, billiards, video games, car races, children's corner; food court, restaurants and cafés
Date of opening	2012

Head office	<b>PLAZA CENTERS GREECE</b>
Phone number	+30 210 934 4658
E-mail	pireasplaza@plazacenters.com

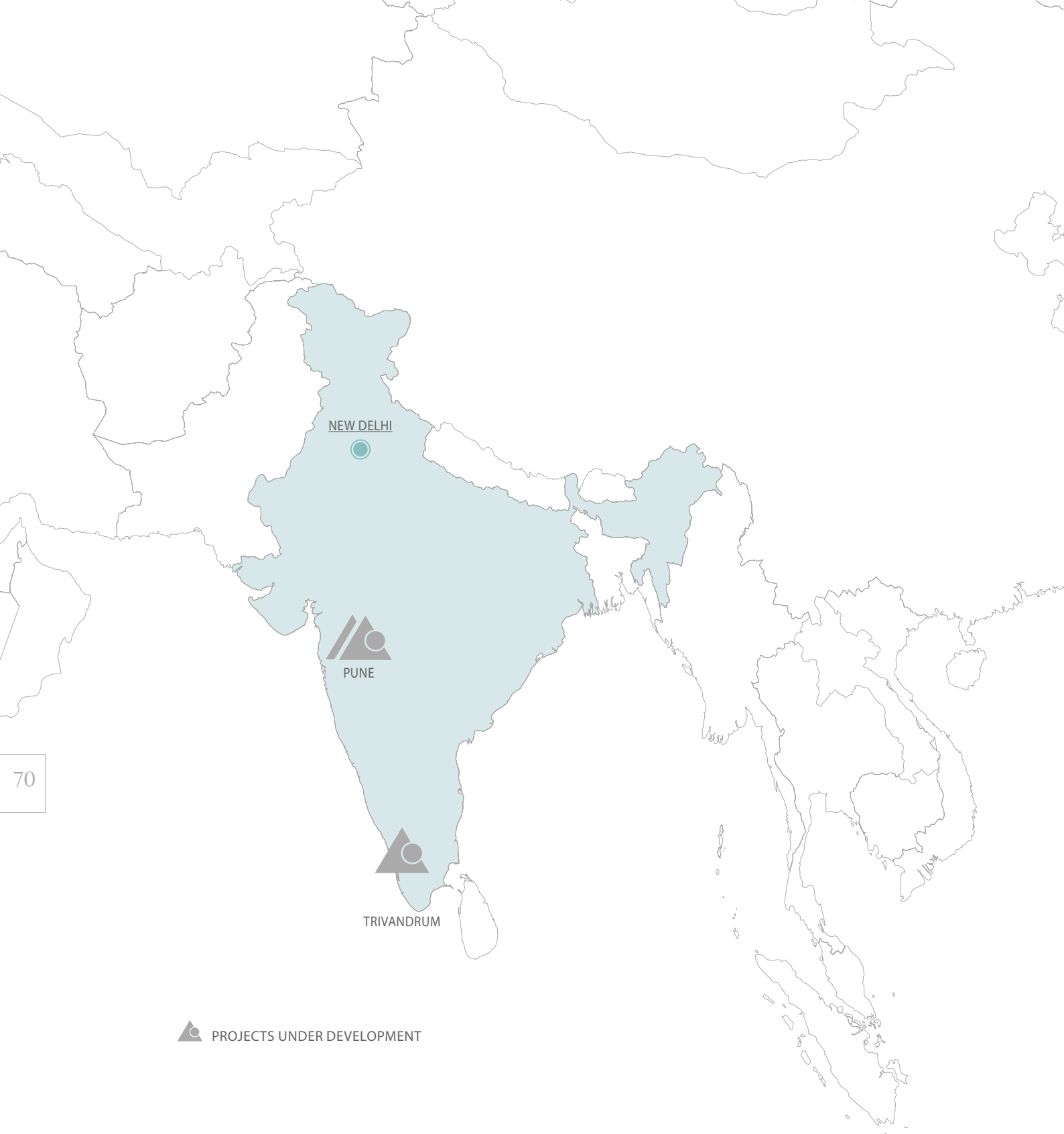




**PIREAS PLAZA.** Situated at the intersection of two of Attica's largest arteries: on the one hand Piraeus Avenue, connecting the center of Athens with the port of Piraeus – the largest and most crowded passenger port in Europe, accommodating approximately 20 million passengers per year, on the other hand, Kifissos Avenue – the national highway from the North to the South of Greece, and with the convenience of a railway station close by, Piraeus Plaza possesses an exquisitely ideal location of great importance. Its prime geographical position is best described by the meaning of the word "Piraeus" – "the place over the passage".

Piraeus, a city with a rich history dating back to the 26<sup>th</sup> century BC and an integral part of Athens, is a large marine and commercial industrial center, located only 10 km from the metropolitan center.

Piraeus Plaza will be a three-storey commercial and entertainment complex with 26,000 sq. m GLA and will be served by four underground parking levels for 800 cars. The temple of the goddess Kiveli is still preserved intact, bordering the shopping center plot, while the spectacular view of the Acropolis shall fascinate the center's visitors.

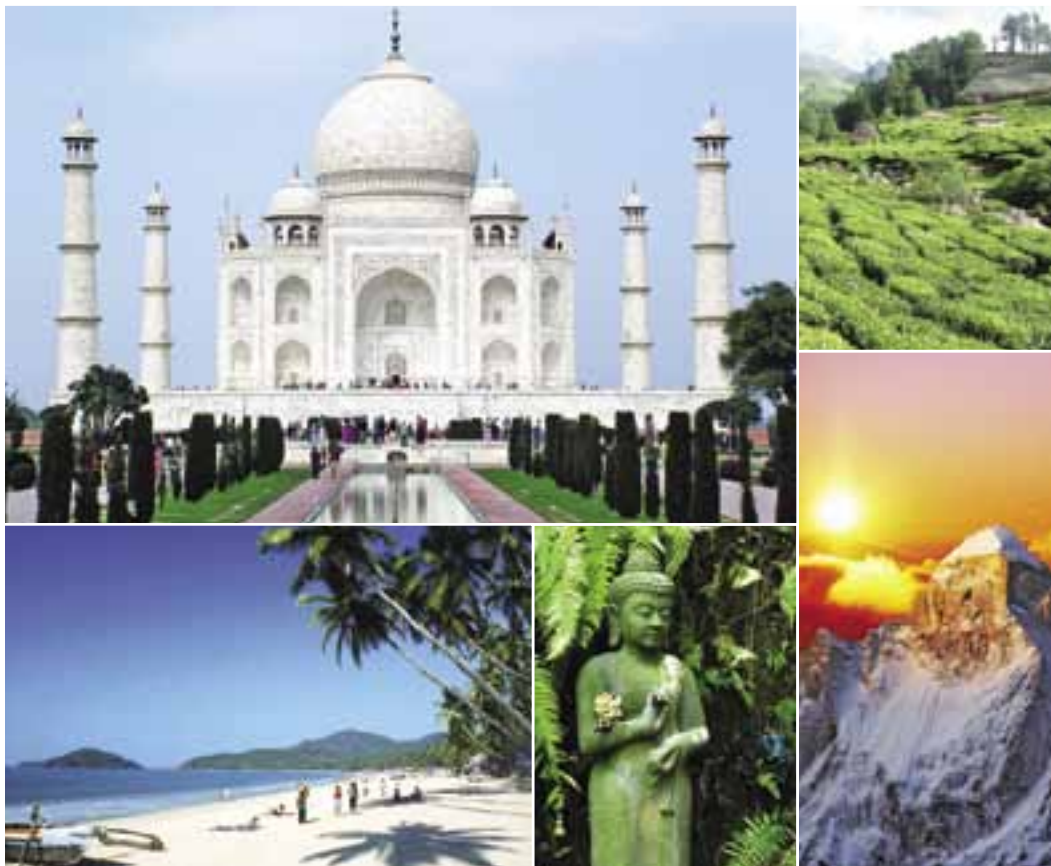


 PROJECTS UNDER DEVELOPMENT

INDIA  
*Plaza Centers N.V.*

# INDIA

*Shopping centers portfolio*



## *Projects under Development*

<i>Sign</i>	<i>Name of project</i>	<i>Area</i>	<i>City</i>	<i>Date of opening</i>
▲	<b>KHARADI PLAZA</b>	205,000 sq. m GBA	Pune	2012
▲	<b>KOREGAON PARK PLAZA</b>	111,000 sq. m GBA	Pune	2011
▲	<b>TRIVANDRUM PLAZA</b>	195,000 sq. m GBA	Trivandrum	2012

# Kharadi Plaza



*Project under Development*

NEW DELHI

PUNE

Name of project	<b>KHARADI PLAZA</b>
Address	Magarpatta Nagar Road
Town	<b>Pune</b>
Country	India
Type	Shopping & Entertainment Center, office
Size	205,000 sq. m GBA
Number of shops	177
Number of parking spaces	1,800
Main anchors	Office, shopping center – lower ground to 2 <sup>nd</sup> level
Date of opening	2012

Head office	<b>PLAZA CENTERS INDIA</b>
Phone number	+91 990 298 8227
E-mail	<a href="mailto:shashankp@plazacenters.in">shashankp@plazacenters.in</a>







**KHARADI PLAZA** set in the heart of Pune's upcoming Kharadi area in Eastern Pune. Kharadi Plaza is a world-class architectural landmark and, more importantly, a retail, entertainment and recreation benchmark in the neighborhood. Strategically located in the prestigious Eastern corridor of Pune, Kharadi Plaza encompasses an office complex in addition to the shopping center, which includes a multiplex cinema and food court. The mall also has features 1,800 parking spaces. With easy access through different entries into the Plaza, visitors will be ushered via travellators, escalators and elevators from street level to linked retail and entertainment spaces within the shopping mall.

# Koregaon Park Plaza



*Project under Development*

NEW DELHI

PUNE

Name of project	<b>KOREGAON PARK PLAZA</b>
Address	North Main Road
Town	<b>Pune</b>
Country	India
Type	Shopping & Entertainment, office
Size	111,000 sq. m GBA
Number of shops	125
Number of parking spaces	1,100
Main anchors	100 stores of well-known brands in Shopping&Entertainment Center – three floors; office building – eight floors; lower ground to 2 <sup>nd</sup> floor
Date of opening	2011

Head office	<b>PLAZA CENTERS INDIA</b>
Phone number	+91 990 298 8227
E-mail	shashankp@plazacenters.in







**KOREGAON PARK PLAZA.** Located in Pune's upmarket Koregaon Park on the North Main Road, Koregaon Park Plaza promises to be an unparalleled retail destination very close to the city's central business district.

The shopping center will comprise commercial shops, food court, hypermarket area, a six-screen cinema and entertainment zone (Fantasy Park).

The mall features a vast leisure and public areas, huge 24 m atriums, provision of adequate natural light from massive skylights, escalator access to all the mall floors, including parking basements, significant allocation of parking spaces on three basement floors, and a unique and breathtaking interior design and layout.

# Trivandrum Plaza



*Project under Constrauction*

NEW DELHI

TRIVANDRUM

Name of project

**TRIVANDRUM PLAZA**

Address

Trivandrum Bypass Rd.

Town

**Trivandrum**

Country

India

Type

Apartment hotel, office, shopping

Size

195,000 sq. m GBA

Head office

**PLAZA CENTERS INDIA**

Phone number

+91 990 298 8227

E-mail

shashankp@plazacenters.in







**TRIVANDRUM PLAZA.** The Group has a site in the city of Trivandrum (with direct linkage to the Bypass road, which is adjacent to the projects premises) on which it intends to develop 195,000 sq. m GBA of shopping and entertainment center space together with office premises and a serviced apartment facility.

Trivandrum is a major city in the South of India. The city is the state of Kerala's capital and houses many central and state government offices, organizations and IT companies. Apart from being the political center of Kerala, it is also a major academic hub and home to several educational institutions. It has a population of 3,000,000 inhabitants.





SHOPPING & ENTERTAINMENT CENTER

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1016 EA Amsterdam  
The Netherlands

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