



MULTI



MULTI CORPORATE PRESENTATION

July 2019

/// MULTI AT
A GLANCE



MULTI AT A GLANCE



UNLEASH THE FULL POTENTIAL OF SHOPPING CENTRES

Multi is a leading Pan-European retail asset management & redevelopment company.

Shopping centres are our business, and we offer a complete spectrum of services to explore, manage and improve our assets.

MULTI KEY FACTS



14 countries
in which we are active

110+
retail assets
under management

3.0 million sq.m
retail assets
under management

€8 billion
Assets under management
total value*

650+
employees with
30+ nationalities

35+ years
of retail experience

200+
projects delivered

*including not owned assets

PROPERTY MANAGEMENT

Centre Management
Facility Management
Technical Management
Marketing
Compliance &
Corporate Governance

Financial Management
Accounting & Reporting
Legal & Risk Management
Leasing
Sustainability
Crisis Management

ASSET MANAGEMENT

Acquisition & Disposal
Asset Analysis
Portfolio Strategy
Benchmarking
Market Analysis
(Re)Financing



PROPERTY REDEVELOPMENT & REFURBISHMENT

Construction Management
Architecture & Engineering
Market & Feasibility Studies
Project (Re)Development
Building Commissioning
Marketing & Leasing



35+ YEARS

of retail real estate experience
across Europe & Turkey

1982



NL

1989



PT

1995



BE

1996



DE

1998



SP

2001



UK

2002



CZ

2004



IT



TK



PL

2007



SK



UA

2016



IR



LV

2018



HU



MULTI PERFORMANCE

Thanks to a pro-active and hands-on approach, Multi has an impressive track record in creating asset value through multiple asset management initiatives.

	2015/2016	2016/2017
Gross rental income	+4.6%	+2.5%
Opex reductions	-17%	-7.6%
Net rental income	+7.7%	+5.3%
Occupancy growth	+387bps	+50bps

(Note: Like-for-like results based on 15 assets acquired in the last 3 years from institutional investors in Poland, Italy, Portugal and Spain).

MULTI AT A GLANCE

MULTI'S RETAIL DESTINATIONS

100+ assets in 14 countries across Europe and Turkey

UNITED KINGDOM



St. Enoch, Glasgow

THE NETHERLANDS



FORUM Rotterdam, Rotterdam (under construction)

Makaço, Alblasserdam Veestraat, Helmond
Schuytgraaf, Arnhem Hanzewijk, Kampen
Kloosterveste, Assen Hamershof, Leusden
Crabbhof, Dordrecht Roercenter, Roermond
Wielwijk, Dordrecht Overkapel, Utrecht
Stadspoor, Ede Valkenstaete, Valkenswaard
Angelslo, Emmen Liesveld, Vlaardingen
Deppenbroek, Enschede Schelderplein, Vlissingen
Gulper Hart, Gulpen Oudeland, Zwijndrecht

GERMANY



Därmstader Hof Centrum, Heidelberg

Welfenhof, Braunschweig
Shopping Plaza, Garbsen
Volme Galerie, Hagen
Elisabeth-Arkaden, Langenhagen
WilhelmGalerie, Ludwigsburg
FORUM City Mülheim, Mülheim
Vechte Arkaden, Nordhorn
City Rondell, Schwenningen
Depot Areal, Tübingen
EDEKA Cash & Carry markets (6)
Grocery anchored centres (11)

LATVIA



Alfa, Riga (extension under construction)
Mols, Riga

POLAND



Forum Gdansk, Gdansk
3Stawy, Katowice
Galeria Leszno, Leszno
Galeria Pestka, Poznan
Magnolia Park, Wroclaw

UKRAINE



Forum Lviv, Lviv

IRELAND



Blanchardstown Centre, Dublin

BELGIUM



Stadsfeestzaal, Antwerp

PORTUGAL



Almada Forum, Almada
Alverca Retail Park, Alverca
Aveiro Retail Park, Aveiro
Braga Retail Center, Braga
Forum Coimbra, Coimbra
Forum Algarve, Faro
Forum Madeira, Funchal
Armazéns do Chiado, Lisbon
Santarém Retail Park, Santarém
Lima Retail Park, Viana do Castelo
Forum Viseu, Viseu

SPAIN



Espacio León, León
Espai Girónes, Giróna

ITALY



Forum Palermo, Palermo

Palmanova Outlet Village, Aiello del Friuli Retail Park Mestre, Mestre
Mantova Outlet Village, Bagnolo San Vita Puglia Outlet Village, Molfetta
Le Colonne, Brindisi Airone, Moncelice
Il Borgogioioso, Carpi Forum Palermo, Palermo
La Scaglia, Civitavecchia Franciacorta Outlet Village, Rodengo Saiano
Valdichiana Outlet Village, Foiano della Chiana Primavera, Rome
Valecenter, Marcon Belvedere, Siracusa

SLOVAKIA



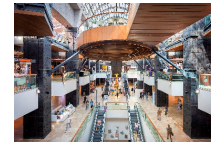
MAX Trenčín, Trenčín
MAX Nitra, Nitra
MAX Poprad, Poprad
MAX Trnava, Trnava

HUNGARY



Allee, Budapest

TURKEY



Forum Istanbul, Istanbul
Forum Ankara, Ankara
Gordion, Ankara
Forum Aydın, Aydın
Forum Camlik, Denizli
Forum Erzurum, Erzurum
Forum Gaziantep, Gaziantep
Forum Bornova, Izmir
Forum Kayseri, Kayseri
Forum Magnesia, Manisa
Marmara Forum, Istanbul
Forum Mersin, Mersin
Forum Kapadokya, Nevşehir
Forum Trabzon, Trabzon

Status: July 2019



ANNUALLY,
WE WELCOME
400 MILLION
VISITORS,
WHO SPEND
€4 BILLION IN
THE SHOPPING
CENTRES
WE MANAGE





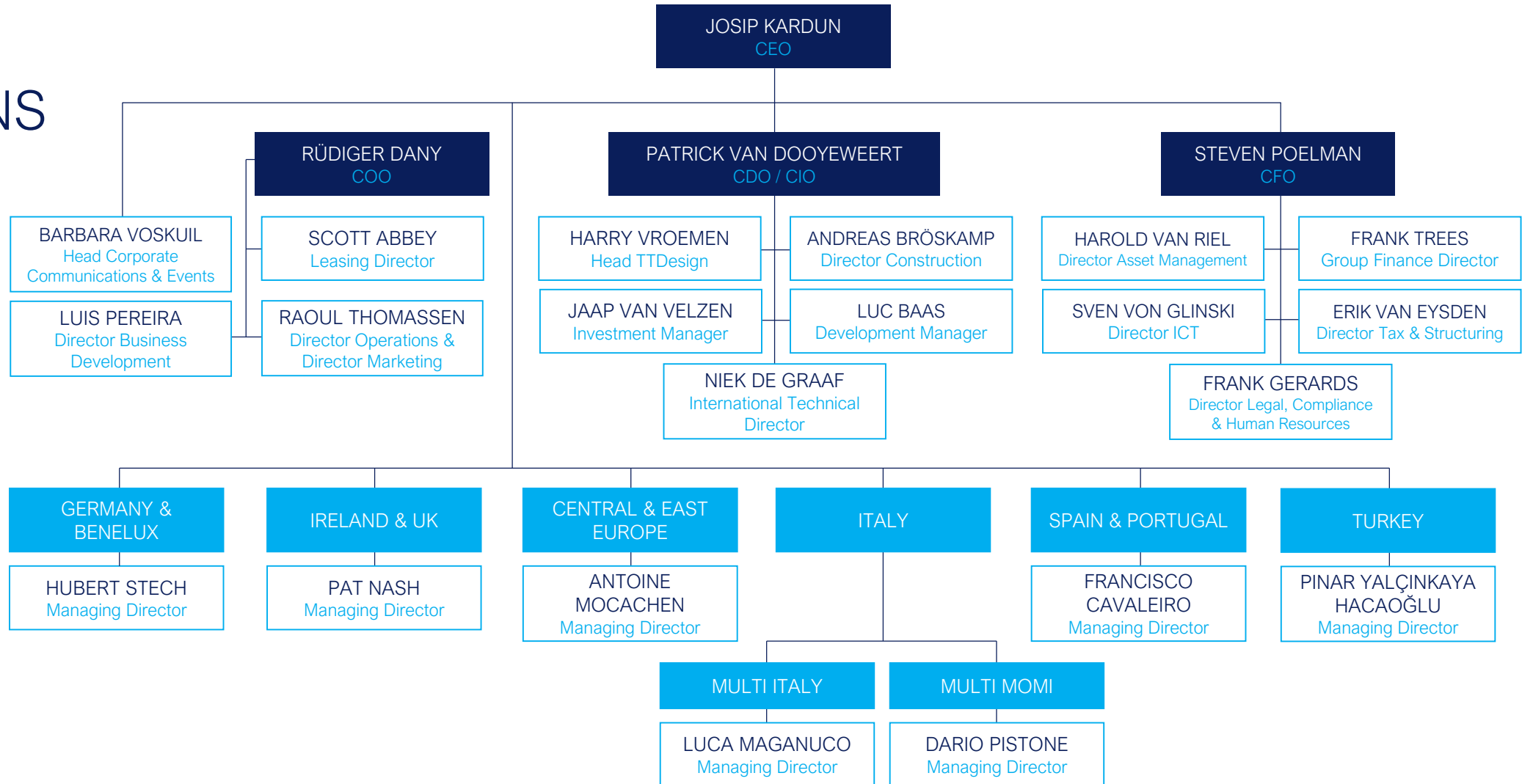
/// **OUR EFFORTS
ARE RECOGNISED**

143

International awards
since Multi's foundation in 1982



GROUP FUNCTIONS





SHARED SUCCESS BUILT ON TRUST



SHARED SUCCESS BUILT ON TRUST



DEICHMANN

Bershka



H&M

SEPHORA

Massimo Dutti



Stradivarius

NEW YORKER

UNITED COLORS
OF BENETTON.

COS

PULL&BEAR



PRIMARK®

Media Markt

& other Stories

Dezigual®

M O H I T O

MANGO

RESERVED

KIKO
MILANO

oysho

ZARA



house

RITUALS...

eCCO®

Carrefour



CLOSE
PARTNERSHIPS
WITH OVER
6,000 RETAILERS

including stores, restaurants
& leisure facilities

20
years

COMMERZ REAL
Commerzbank Group



15
years

Deutsche Bank



12
years

**Union
Investment**



11
years

HANNOVER LEASING



7
years

ARES



6
years

Blackstone



5
years

KRYALOS
SOCIETÀ DI GESTIONE DEL RISPARMIO



3
years

GREENBAY



BEPP

2
years

Allianz



NN



**MERLIN
PROPERTIES**



**COMMITTED
& TRUSTFUL
PARTNERSHIPS**

TOP TENANTS IN OUR SHOPPING CENTRES



INDITEX

119 stores 86.762 total GLA 9 countries

LPP

37 stores 23.672 total GLA 4 countries



25 stores 49.357 total GLA 13 countries

Media Markt

12 stores 48.699 total GLA 4 countries

Carrefour

4 stores 46.144 total GLA 2 countries

LC Waikiki

16 stores 26.084 total GLA 3 countries

NEW YORKER

13 stores 11.576 total GLA 8 countries



8 stores 9.163 total GLA 2 countries

PRIMARK*

2 stores 6.291 total GLA 1 countries



WHY MULTI

Our clients value us for our strong retail asset management & redevelopment skills

1 We protect and improve asset value through every skill set and stage of the holding period

	2015/2016	2016/2017
Gross rental income	+4.6%	+2.5%
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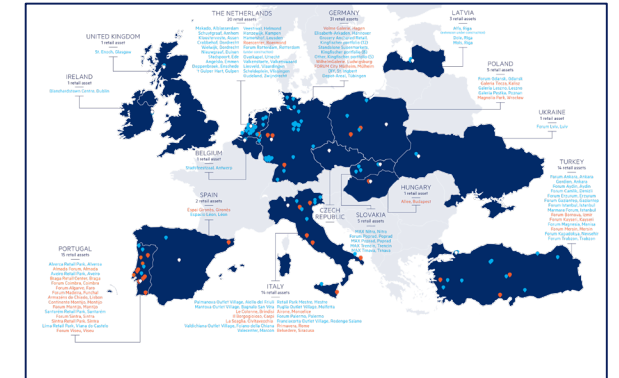
4 Strong local and international relationship with 6,000+ tenants, advisors and local authorities

2 Multicultural international team of commercial, technical and financial experts



5 Great experience in commercial redevelopment of retail assets in Europe and Turkey

3 We can confidently manage large portfolios and expand business quickly and efficiently



6 Sustainability is at the core of our business. We create value by optimizing resources



REFERENCES

Shopping centres under management





ST. ENOCH

Glasgow, United Kingdom

- 79,500 m² GLA
- 111 shops
- 855 parking spaces
- 17.5 million visitors per year
- Opened in 1989, food court refurbishment in 2017

MAIN TENANTS:

Debenhams, Hamleys, Boots, H&M, the Disney store, JD Sports, Top Shop/Top Man, Superdry

Blackstone



ALLEE CENTER

Budapest, Hungary

- 46,700 m² GLA
- 6,775 m² offices
- 142 shops
- 1,200 parking spaces
- Opened in 2009
- 18.5 million visitors per year

MAIN TENANTS:

Inditex, Van Graaf, H&M, Interspar, Cinema City, Intersport, C&A





FORUM PALERMO

Palermo, Italy

- 48,300 m² GLA
- 124 shops
- 2,400 parking spaces
- 8.5 million visitors per year
- Opened in 2009

MAIN TENANTS:

H&M, Pull&Bear, Stradivarius, Bershka, Cisalfa, OVS, Conbipel, NewYorker, Scarpe & Scarpe, Pizza Italia



Blackstone



FORUM GDAŃSK

Gdańsk, Poland

- 62,000 m² GLA
- 220 shops
- 1,100 parking spaces
- Opened in 2018
- 2 awards

MAIN TENANTS:

Helios, Piotr i Paweł, H&M, C&A, Reserved,
Douglas, Deichmann, Pure Jatomi Fitness

Blackstone





ALFA

Riga, Latvia

- 70,000 m² GLA
- 173 shops
- 1,462 parking spaces
- Opened in 2009
- 8.2 million visitors per year
- Extension 2019:
30,000 m² under construction

MAIN TENANTS:

H&M, Bershka, Zara, Pull&Bear, Mohito,
Reserved, Cenuklubs.lv, JYSK



Alfa Extension
Concept art



MAGNOLIA PARK

Wroclaw, Poland

- 100,000 sq.m.
- 250 shops
- 3,500 parking spaces
- Opened in 2007, reopened in 2015
- 10.7 million visitors per year

MAIN TENANTS:

Tesco, Saturn, Zara, H&M, C&A, Empik,
Sephora, Reserved, Stradivarius,
Decathlon





FORUM ISTANBUL

Istanbul, Turkey

- 176,245 sq.m. GLA
- 275 shops
- 5,000 parking spaces
- Opened in 2009
- 30 million visitors per year

MAIN TENANTS:

IKEA, MediaMarkt, Koçtaş, Decathlon, Boyner, H&M, Marks&Spencer, Zara, Sea Life Istanbul, LEGOLAND Discovery Centre

Blackstone



BLANCHARDSTOWN CENTRE

Dublin, Ireland

- 112,000 sq.m. GLA
- 180 shops
- 6,500 parking spaces
- Opened in 1996
- 16.5 million visitors per year

MAIN TENANTS:

Debenhams, Penneys, Marks & Spencer, Dunnes Stores, H&M, Topshop



Blackstone



ALMADA FORUM

Almada, Portugal

- 80,000 sq.m.
- 230 shops
- 5,460 parking spaces
- Opened in 2002
- 14 million visitors per year

MAIN TENANTS:

Jumbo, Primark, Fnac, Sportzone, Toys "R" Us, C&A, Cortefiel, Zara, H&M, New Yorker, Nos Cinemas, Clinica Lusíadas, Nespresso



MERLIN
PROPERTIES



DO YOU HAVE
ANY QUESTIONS?



MULTI

//// THANK YOU!