

THE BIGGEST REAL ESTATE INVESTOR

IN REGION



MPC PROPERTIES

WORLD CLASS REAL ESTATE PLATFORM

Keeping up with trending global standards

MPC Properties is one of Serbia's largest real estate development companies. Primarily dedicated to investing and managing real estate with the crucial aim to increase value through active initiatives, MPC Properties' development strategy defines new standards. When it comes to design and construction technologies and complying with green building standards, it delivers an efficient and sustainable portfolio.

MPC has developed over 30 projects, that have been established since the company foundation, in 2002. The company currently owns and manages a portfolio of retail and office assets located in prime spots in Belgrade, including UŠĆE Shopping Center, the most visited shopping center in the region, Ušće Tower One, the business symbol of Belgrade, Navigator Business Center, a modern Class A office complex, with LEED certification, and many others.

MPC Properties is a long term stakeholder in the SEE region with deep market knowledge, broad deal experience and extensive contacts. A differentiating aspect of MPC Properties is that the entire senior management team has prior experience with successfully delivering on investments in the region. The company has attracted the greatest talents from Serbia and the world. For them, their job implies not only the development of real estate, but also the management of property, and it is therefore extremely important that the facilities that MPC builds are sustainable, functional and in accordance with the principles of green construction. Whether the investment requires renovation, re-development, re-positioning, restructuring or development to maximize its performance, MPC Properties finds the approach with the most potential in order to define a suitable business plan which balances these strategies within the context of the local market.

When creating new concepts for these business facilities, MPC always pushes the progress in the domestic market and keeps up with the current global standards and facilities that are currently

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MPC INVESTING
250 MILLION EUROS IN
NEW DEVELOPMENT
PROJECTS

being developed in larger business centers.

MPC Properties has the proven and extensive network of contacts all over the world that enables it to develop an astute view on potential deals and the markets in which it operates. This perspective allows MPC Properties to better judge pricing, timing and alignment with potential partners providing a further level of risk mitigation and mid to long term value added creation strategies.

MPC is currently investing 250 million euros in new development projects, all located in Belgrade, the capital of Serbia: office buildings Ušće Tower Two, Navigator Business Center II and BEO Shopping Center, which openings are planned for 2020. These investments are in total 221,000 Sqm of GBA. ♦

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MPC IS
A MEMBER OF THE
GREEN BUILDING
COUNCIL





UŠĆE TOWER TWO

BELGRADE IS BLOOMING THE CITY OF THE FUTURE

Belgrade, The White City, is the capital and the largest city of Serbia, located at the confluence of two rivers - Danube and Sava. With a population of **1.7M** inhabitants, Belgrade is one of the four largest cities in South-eastern Europe. **24%** of the country's population lives in this city.

It is estimated that Belgrade generates over **40%** of Serbia's GDP. Belgrade is in the group of lowest supplied cities in the region regarding shopping center density, reaching **150sqm** per **1,000** residents, and office space with the overall market vacancy of less than **4%**. ♦

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OFFICE SPACE:
MARKET VACANCY
LESS THAN 4%



NAVIGATOR 2

THE PLACE WHERE THE JOURNEY BEGINS

- AN EXCELLENT POSITION IN MILUTINA MILANKOVICA STREET
- MODERN "CLASS A" OFFICE SPACE
- 27.000 m² GROSS LEASABLE AREA
- UNIQUE FLOOR PLATE OF MORE THAN 3.000 m² AND CLEAR FLOOR HEIGHT OF 3 m.
- EFFICIENT, INNOVATIVE AND PRODUCTIVE ENVIRONMENT
- HIGH PERFORMANCE OFFICE WITH MAXIMUM FLEXIBILITY
- DESIGNED AND BUILT ACCORDING TO LEED STANDARDS

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WE THINK STRATEGICALLY AND IN THE LONG RUN



INTERVIEW

▼
**NATAŠA
BUGARINOVIĆ**

Head of Technical & Development,
Office Division, MPC

We are a company that acts strategically and in the long run. In terms of quality and sustainability of our buildings, we do not compromise. Also, we invest more than the competition in the construction of facilities, which is why we are recognized in the market

About MPC Office portfolio development, projects and their particularities, we spoke with Mrs. Nataša Bugarinović, Head of Technical & Development at Office Division in MPC.

What can the market and business community expect from MPC's new office projects?

— MPC Properties has integrated its abundant experience into developing and managing real estate in the process of developing the concept for the two exceptional new office buildings – Ušće Tower Two and Navigator Business Center 2. As you can see from project titles, they are all continuation of existing buildings which will result in completion of two exceptional projects – the Ušće Complex and Navigator Business Center. Because of their quality and characteristics, our existing projects – Ušće Tower and Navigator Business Center – already top the offer of business facilities in Belgrade and Serbia. When we developed new concepts for these business facilities, we wanted to increase the standards in the domestic market and keep up with the current global standards and facilities that are currently being developed in larger business centres, namely London, Vienna and Warsaw. Also, our abundant experience in managing existing facilities has generated important guidelines for further development, since conducting surveys of tenants' satisfaction is our regular activity that helps us improve our business. MPC Holding Group has successfully implemented the ISO 9001: 2015 and ISO / IEC 27001: 2013 certification, which resulted in even better management of all our processes, including the real estate development.

What differentiates your projects in the market?

— Our company's strategy is building state-of-the-art office buildings in line with the highest global standards. We are a company that acts strategically and in the long run. In terms of quality and sustainability of our buildings, we do not compromise. We also invest more than the competition in the construction of facilities, which is why we are recognized in the market. MPC Holding's business activities do not include only real estate development but also asset and property management, hence, it is exceptionally important that the facilities that we build are sustainable, functional and in accordance with the green building principles.

Navigator is the first office building in Belgrade that was awarded with the LEED BD + C in 2009 Gold certificate, as a new construction. Given that our company manages the entire life cycle of the building, I have to note that the adopted concept of green building has already given concrete results in the first phase of the Navigator project. This facility has the lowest operational costs - electricity, heating, cooling and water - in Belgrade. The top quality work environment, more fresh air and a lot of natural light are the benefits of this asset. The highest quality materials and environmentally friendly paints and materials were used in construction of Navigator.

This beneficial practice is continuing and we are currently in process of green building certification for Ušće Tower Two and Navigator Business Center 2. Ušće Tower is in the process of BREEAM certification, with the aim of to obtaining the status "excellent", while the Navigator Business Center 2, is in the process of LEED certification process and the aim is obtaining the GOLD certificate.

Bearing in mind that we are talking about Class A office buildings, can you tell us more about the new construction technologies that you are going to implement?

— The Class A standard implies that the facility meets certain specifications in terms of location, office space furnishing and facility management. The Class A standard is set as an absolute minimum in our building design concept. Additionally, the green building principles, MPC know-how, facility management and innovation are key inputs in design process that distinguishes our facilities as unique in the market.

In order to integrate all of the aforementioned, we, as developers, engage leading and experienced designers who provide innovative and optimal design solutions in the creative process of defining building concept. Tower Two, as well as Navigator 2, are very important projects for us. The concepts of both buildings were determined via architectural design competitions. As a result, the best design solutions and exceptional design teams were selected. In particular, in regard to designing Ušće Two Tower, Chapman Taylor was appointed for the architectural design, and Buro Happold, for the installation design. The leading engineers from Buro Happold actually made a proposal to use a new technology that is natural ventilation which will be installed for the first time in Serbia, on our Ušće Tower Two project. The Tower Two will be the first building in Serbia that "breathes".

Climatic conditions in Serbia are ideal for the implementation of the natural ventilation system. This energy-efficient product is produced by Duco, a leading European manufacturer of ventilation systems, which guar-

antees a 'natural', healthy, comfortable and energy-efficient indoor climate.

The system will provide night purging, i.e. the building will have natural ventilation during the night when the temperatures are pleasant. The system will, of course, allow fresh air in at the press of the button during the day. In this way, with minimal energy consumption, the air quality in the building will be excellent for most of the year, when the external air temperatures are pleasant. Furthermore, the building will be equipped with the systems that enable heating, cooling and ventilation and ideal working environment, both during very high and very low temperatures.

In terms of technical specification, how advanced are your new projects compared to the existing facilities and what will the tenants and their employees get if they decide to occupy Ušće Tower Two?

— First of all, the tenants will get a beautiful, inspirational and healthy working environment, as well as an elegant and functional space. A variety of facilities will be offered in each building complex, both in Ušće and Navigator, such as reputable restaurants, fitness centers, green zones for rest and relaxation, a kindergarten, cultural facilities and many others.

The basic and most important resource for all tenants are their employees and it is very important that they work in a healthy environment that stimulates creativity and productivity. Although the minimum floor to ceiling height for office space of Class A is 2.80m, we decided that our two buildings should have a higher standard, where clear height in both buildings is 3.00m. This allows more light in the space, better air quality, greater comfort and functionality. Floor layouts are very flexible, and provide our tenants the opportunity to organize their business in a functional and effective manner. In addition to large surrounding green areas, both facilities have small terraces on each floor which are an excellent place for relaxation and enjoyment. ♦

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**OUR BUSINESS
ACTIVITIES
DO NOT
ENTAIL ONLY
REAL ESTATE
DEVELOPMENT
BUT ALSO
REAL ESTATE
MANAGEMENT**



UŠĆE TOWER TWO

Prime office at prime location

OFFICE SPACE OF THE HIGHEST STANDARD

MPC Properties development strategy sets up the new standards when it comes to design and construction technologies, complying with green building standards and delivering efficient and sustainable portfolio. Once built next to the existing Ušće Tower I, Tower Two will redefine the notion of premium business space, providing the best possible conditions for the modern workplace and business development. Located in the most prestigious part of the city, in the heart of the New Belgrade's business district right at the confluence of Sava and Danube rivers, it offers easy access for all kinds of the traffic.

THE BUILDING THAT BREATHES

The availability of natural ventilation in all office areas is an innovation that will be welcomed by companies seeking to maximize the well-being of their staff and in generating energy savings where possible. Decentralized ventilation system offers fresh air flow at the touch of a button. The system allows "night purging", where the air from the environment flushes out the heat accumulated during the day. The whole structure breathes, providing healthy and sustainable working area. The system is specifically adjusted to the Belgrade climate and can be implemented selectively depending on tenant's particular requirements.





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LANDMARK
 BUILDING OFFERS
 NEW DESIGN

Ušće Tower Two is a modern, prestigious, luxury office building, offering an Class A business space on ground floor plus 22 floors, with 23,200 sqm of GLA. The building will be equipped with all the properties needed for successful and sustainable business. Elegant ground level contains the reception area, sophisticated seating area and lobby café. The conference rooms are planned at the 1st floor and highly customizable office space stretches from 2nd to 21st floor.

The architecture of Ušće Tower Two is defined by a desire to express the simple containment of two types of space; the glassy office floors, which echo Ušće Tower I and the semi-translucent core containing the central functions of the building. By positioning the core to one side of the building, the design allows daylight to penetrate to the heart of the building.

The concept presents our respect for the environment as well as for the future tenants by applying all available measures in order to optimize the use of natural resources, improve the comfort and quality of life, and reduce harmful effects on the environment.



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SUPERIOR
 WORKING
 ENVIRONMENT

Ušće Tower Two has been designed to provide the best possible conditions for the modern workplace with:

- large flexible floorplates
- generous 3.00 m ceiling free height
- full-height glazing to allow abundant daylight penetration
- modern and energy efficient HVAC and electrical systems with full back-up
- decentralized ventilation systems, which maximize flexibility for single and multi-tenant arrangements
- natural ventilation
- low carbon sustainable solutions
- open balcony on every floor with exceptional view
- two-level underground garage with 750 parking lots aiming to cover parking needs of both towers
- extensive green area on ground level with relaxing zones

The building is designed in accordance with green building standards and ready for BREEAM excellent certification. All applied green building principles provide comfortable and healthy working environment and the main aim, the improvement of stay for all employees, is achieved.

MORE THAN JUST A WORKPLACE

Navigator Business Center is a modern Class A office complex in Belgrade's central business district. After successful completion and operation of Navigator Business Center Phase I, construction of Phase 2 complex is under way. Efficient, functional, user friendly environment, it's more than just a place for work and a perfect choice for modern and demanding professionals. In addition to contemporary workplace, Navigator Business Center 2 will also have a restaurant, a day care, a fitness center and other facilities. Navigator Business Center is LEED Gold certification, and the same is expected for Phase 2.

NAVIGATOR BUSINESS CENTRE 2





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NAVIGATOR
 BUILDING IS
 LEED GOLD
 CERTIFICATED,
 AND THE SAME IS
 EXPECTED FOR
 PHASE 2

Navigator Business Center 2 guarantees will fulfill any business demands due to its tailor-made space options, top-quality work environment with perfect microclimate, abundant natural light, and all necessary amenities for productive workdays. All 27,000 Sqm gross leasable area is highly adapted to requirements of modern businesses. A flexible and optimized, energy efficient, humane and motivating space, Navigator Business Center 2 allows its tenants to fully dedicate to their performance – and enjoy it. To make this happen, an experienced professional management team is fully focused on your needs.

- GF + 8 floors of smart design, sophisticated and humane office area
- Extremely efficient, with minimized utility costs
- Supported by a professional management team
- 500 parking places in a three level underground garage
- Marked parking spaces for bicycles
- Efficient vertical communications, high-speed elevators

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FITNESS CORNER
 Navigator Business Center 2 welcomes Kočović Fitness Center, which will provide additional facilities for tenants and stimulate the overall wellbeing.

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MEXICO IN BELGRADE
 Traditional Mexican cuisine, Buena Vida in a complex cultural model will be unique addition to business center where everyone will have very special place to enjoy.



EXCELLENT POSITION
 Belgrade's central business district



BEO SHOPPING CENTER

The corner of
Vojislava Ilica
and Mis Irbijske
streets

BELGRADE GETS A NEW AND MODERN SHOPPING CENTER



The Serbian capital is in the group of lowest supplied cities in the region with shopping center density, with 150m² per 1,000 residents.

BEO Shopping Center, a new generation of shopping experience is a brand-new shopping center in Belgrade with over 43,000 sqm of GLA and total built-up area of 130,000 sqm. The investment of more than €110 million in this project, will serve a catchment population of more than 345,000 people within 15 minutes' drive.

The opening of BEO Shopping Center, with 3 levels and over 130 international and regional brands, is planned for the 2020. The concept of this modern shopping destination follows the latest global trends in retail with multiple open areas, lots of natural light and greenery, all in order to provide visitors the maximum

experience comfort and shopping enjoyment. The modern design of the building is a conceptual result of well-known international design office Chapman Taylor based in Dusseldorf, Germany.

The BEO Shopping Center will feature a specially created tenant mix, with well-known international and regional brands, with different categories, from fashion to sports. The center obtains additional content: cinema with 8 projection rooms and the latest projection technology, supermarket with over 2,000 sqm, children's play area and rich gastronomy offer.

This investment will unify the expertise and rich experience the company has, as well as incorporate the latest global trends in the retail industry. The new shopping center on the corner of Vojislava Ilića St. and Mis Irbijeve St. will be managed by Confluence Property Management.

43,000 Sqm GLA

130,000 Sqm GBA

130 INTERNATIONAL AND REGIONAL TENANTS

€110 MILLION INVESTMENT

UŠĆE SHOPPING CENTER

The ultimate shopping destination which offers unforgettable journey that brings to the surface self-esteem, boldness and empathy



SHOPPING IN

UŠĆE BRINGS THE
GREATEST PLEASURE.

IT'S A PLACE
FOR ALL WISHES
- THE FAVORITE
DESTINATION THAT
OFFERS ALL THE
BEST IN ONE PLACE

Ušće Shopping Center is the best performing shopping center in Serbia and region, with the excellent position, located at the confluence of Sava and Danube Rivers - the point where the old part of Belgrade meets new modern business district of New Belgrade.

The center has established itself as the dominant force on the local and regional retail market, with an average of more than 1 million visitors per month.

On the six levels and 46.780 Sqm of GLA, all the main retail segments are represented, including fashion, food, apparel, home, services, electronics, enter-

tainment, restaurants. The center includes more than 140 international and regional brands, with the biggest cinema in Belgrade with 11 projection rooms, a gym, bookstore and supermarket. In addition, there are cca 1,250 parking spaces available on 2 underground levels. Thanks to a variety of shops and rich entertainment options, UŠĆE has established itself as the ultimate shopping destination in Serbia and the region. "Ušće" as a brand became so strong, that apart from becoming a synonym for a shopping center it also overtook the original meaning of "Ušće in Serbia" the location of the confluence of 2 rivers. ♦



KEY POINTS

Few facts about MPC Properties

FOUNDED IN
2002

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30 PROJECTS,
THAT HAVE
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ESTABLISHED
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COMPANY
FOUNDATION

CURRENTLY
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250

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EUROS IN NEW
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THESE
INVESTMENTS ARE
IN TOTAL **221,000**
SQM OF GBA

PROJECTS ARE LEED

CERTIFIED



TOWER TWO

WELCOME
TO THE
OUTSTANDING

THE PLACE
WHERE THE
JOURNEY BEGINS

NAVIGATOR

NAVIGATOR 2

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