

# MPC PROPERTIES



**MPC**  
PROPERTIES

The biggest real estate  
development company in the region



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 2 AND BEO SHOPPING CENTER, THE OPENINGS OF WHICH ARE PLANNED FOR 2020. THESE INVESTMENTS ENCOMPASS A TOTAL OF 221,000M2 OF GROSS BUILDING AREA



# WORLD CLASS

## Real Estate Platform

For more information visit:  
[www.mpcproperties.rs](http://www.mpcproperties.rs)  
[office@mpcproperties.rs](mailto:office@mpcproperties.rs)



MPC Properties is the largest real estate development company in Serbia and region, with more than 30 projects established since the company's foundation in 2002. Primarily dedicated to investing and managing real estate with the crucial aim of increasing value through active initiatives, MPC Properties' development strategy defines new standards. The company currently owns and manages a portfolio of retail and office assets located in prime spots in Belgrade, including the UŠĆE Shopping Centre, the best performing shopping centre in the region, Ušće Tower One, the business landmark of Belgrade, Navigator Business Center, a modern, A-class office complex with LEED certification, and many others.

MPC Properties is a long term player in the SEE region with deep market knowledge, broad deal experience and extensive contacts. An aspect that differentiates MPC Properties from the competition is that the entire senior management team has prior experience of successfully delivering on investments in the region. For them, their job implies not only the development of real estate, but also the management of the constructed property, and it is therefore extremely important that the MPC Properties buildings are sustainable, functional and harmonised with the principles of green construction.



# UŠĆE

## Tower Two

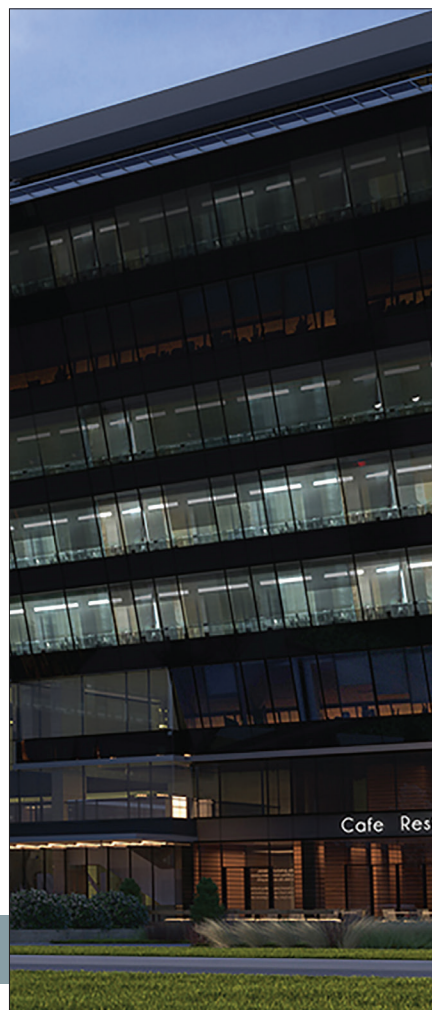
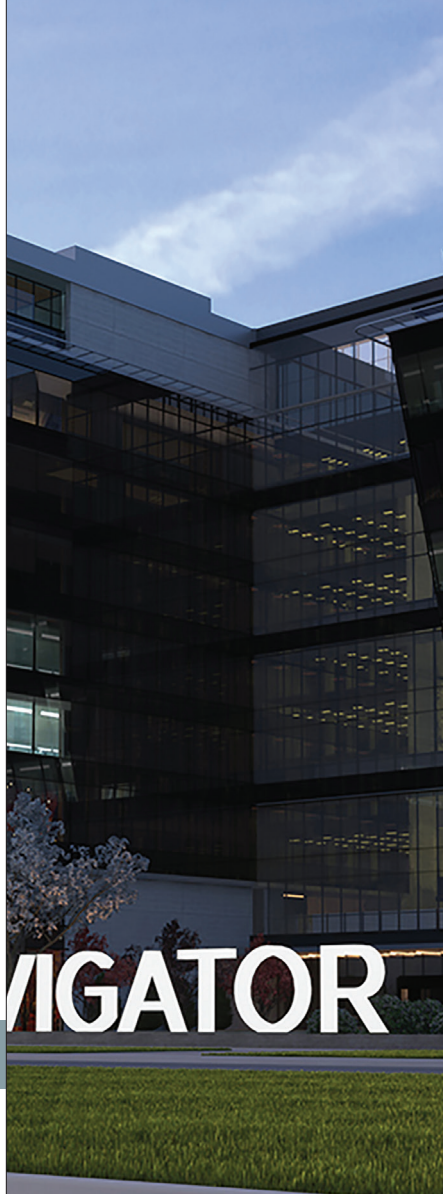
Ušće Tower Two is a modern, luxury office building, offering A+ class business space on 22 floors, with 23,200 m<sup>2</sup> of gross leasable area (GLA). Built next to the existing Ušće Tower One, Tower Two will redefine the concept of premium business space in Belgrade and set completely new standards. Located in the most prestigious part of the city, in the heart of New Belgrade's central business district, immediately beside the confluence of the rivers Sava and Danube, it offers easy access for all kinds of traffic.

The building is designed in accordance with green building standards and it is in process of BREEAM certification, the aim is excellent. Ušće Tower Two will be a "building that breathes", with decentralised natural ventilation system integrated into a façade, which enables fresh air in office premises at the touch of the button.

Along with the new tower, MPC Properties is developing a two-level underground garage with 750 parking lots aiming to cover parking needs of both towers.

Aside from the highest quality workspace with flexible rental areas on each floor, Tower Two offers additional facilities and amazing surroundings, perfectly complementing the existing buildings: Ušće Shopping Centre, the most visited shopping centre in the region, and the Museum of Contemporary Art.

- OFFICE SPACE OF THE HIGHEST STANDARDS
- BUILDING THAT BREATHES
- SUPERIOR WORKING ENVIRONMENT



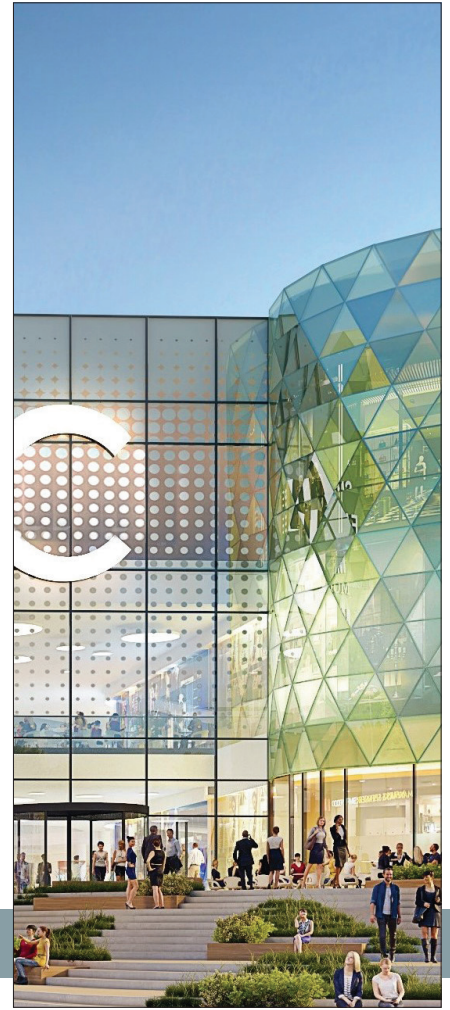
# NAVIGATOR

## NAVIGATOR Business Center 2

THE NAVIGATOR BUILDING IS  
LEED GOLD CERTIFIED,  
WHILE THE SAME IS EXPECTED  
FOR PHASE 2

The Navigator Business Centre is a modern Class A office complex in Belgrade's central business district. After the successful completion of first phase of Navigator Business Center, the construction of second Phase of the complex is underway. Efficient, functional, user friendly environment, this is more than just a place for work and a perfect choice for modern and demanding professionals. In addition to a contemporary workplace, Navigator Business Center will also provide a restaurant, daycare unit, a fitness centre, beauty salon, art gallery and other facilities.

- **GF + 8 FLOORS OF SMART DESIGN**, sophisticated and humane office area
- **500 PARKING PLACES** in a three-level underground garage
- **EXTREMELY EFFICIENT**, with minimised utility costs
- **HIGH PERFORMANCE** office with maximum flexibility and 3.000 m<sup>2</sup> area per floor
- **EFFICIENT VERTICAL COMMUNICATIONS**, with destination control
- **SUPPORTED** by a professional management team



# ADVANCED

## Shopping Experience – BEO Shopping Center

- **NEW SHOPPING EXPERIENCE IN BELGRADE** with over 43,000 m<sup>2</sup> of gross leasable area and total constructed area of 130,000 m<sup>2</sup>
- **THE INVESTMENT** of more than €110 million will serve a catchment population of more than 345,000 people within a 15-minute drive.
- **SPECIALLY CREATED TENANT MIX**, with over 130 international and regional brands
- **CENTRE ACQUIRES ADDITIONAL CONTENT:** a multiplex cinema with 8 auditoriums and the latest projection technology, a supermarket covering over 2,000 m<sup>2</sup>, a children's play area and a rich gastronomic offer
- **THE CONCEPT OF BEO** follows the latest global trends in retail, with multiple open areas and lots of natural light and greenery

THE OPENING OF  
BEO SHOPPING  
CENTER IS PLANNED  
FOR THE 2020

# WE'RE RAISING STANDARDS

## & SHIFTING BOUNDARIES

In the developing of new concepts for these business properties, we wanted to shift the boundaries of the domestic market and keep pace with current world standards and properties currently being developed in major business hubs, primarily London, Vienna and Warsaw

### NATAŠA BUGARINOVIĆ

Head of Technical & Development,  
Office Division, MPC Properties

MPC Properties integrated its rich experience of the development and management of real estate during the process of designing the concept for two new, exceptional business buildings - Ušće Tower Two and Navigator Business Center 2. The actual names of these facilities indicate that they relate to a continuation, or second phase, of existing projects. Our existing projects – Ušće Tower and the Navigator Business Center – already have leading positions in the offer of business premises in Belgrade and Serbia due to their high quality and specifications.

MPC's company strategy is to construct state-of-the-art office premises that are in line with the world's highest standards. We are a company that thinks strategically and long-term, and we don't compromise when it comes to building quality and sustainability, investing more than the competition in the actual construction of buildings, which we're recognised for on the market. This doesn't



only imply the development of real estate, but also the management of the same property, which ensures that it is extremely important for buildings to be sustainable, functional and aligned with the principles of green construction.

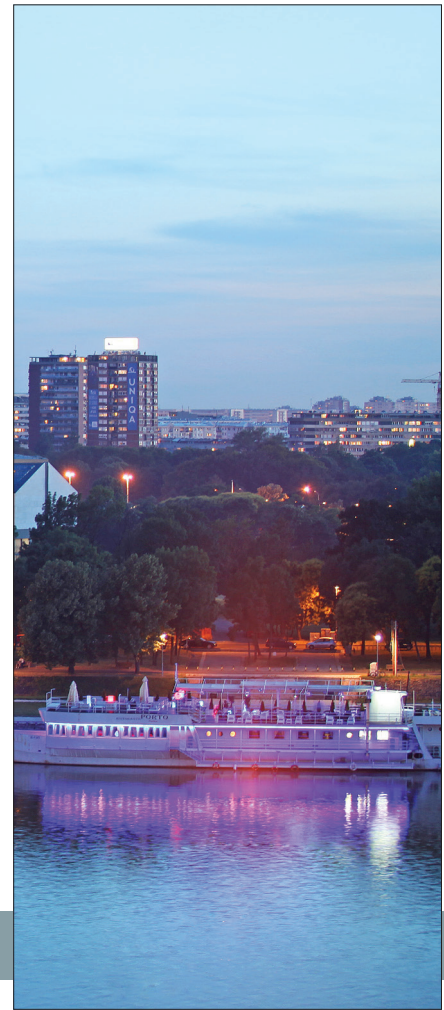
The Navigator is the first office building in Belgrade that was awarded with the the LEED BD+C 2009 Gold certificate, new construction. Considering that our company manages the entire life cycle of the property, I must stress that the adopted concept of green construction already yielded tangible results during the first phase of the Navigator's operations. It is the property with the lowest operational costs – costs of electricity, heating, cooling and water – in Belgrade. It also has a high-quality working environment, with more fresh air and lots of natural light. While working on the Navigator the highest quality materials and eco-friendly paints were used. We are continuing with the same rhythm, so we are now in the process of green building certification for Ušće Tower Two and the Navigator Business Center 2. Ušće Tower Two is certified in accordance with the BREEAM standard, with the goal being a rating of excellent, while the Navigator Business Center 2 is in the process of gaining LEED certification, with the aim being the GOLD certificate.

During the designing our properties, the standards of A classification represent a minimum. Moreover, the principles of green construction are also a requirement, as well as our knowhow and experience in asset and property management, in order for properties to be unique on the market.

With the aim of integrating all of the aforementioned, we – as investors – engage leading and experienced designers to provide innovative and optimal design solutions during the creative process. Ušće Tower Two and the Navigator Business Center 2 are important projects for us, for which we organised competitions to select the best design solutions and exceptional design teams. Specifically, for the design of Ušće Tower Two we appointed Chapman Taylor for the architecture and BuroHappold for installations. It was actually the leading engineers of BuroHappold who provided a proposal for new natural ventilation system that will be installed for the first time in Serbia in our Ušće Tower Two project. Climatic conditions in Serbia are ideal for applying this natural ventilation system. This is an energy-efficient product of leading European company, which will enable the flooding of fresh air into the space at any time, with just one push of a button.

All necessary supporting facilities will be secured within both the Ušće and Navigator complexes, such as a restaurant, fitness centre and green relaxation zone, but also cultural contents and much more.

MPC PROPERTIES, THE BIGGEST REAL ESTATE DEVELOPMENT COMPANY IN THE SEE REGION, IS CURRENTLY INVESTING 250 MILLION EUROS IN NEW DEVELOPMENT PROJECTS: THE UŠĆE TOWER TWO OFFICE BUILDING, THE NAVIGATOR BUSINESS CENTER II AND THE BEO SHOPPING CENTER. THESE INVESTMENTS ENCOMPASS A GROSS BUILDING AREA (GBA) OF 221,000M<sup>2</sup>



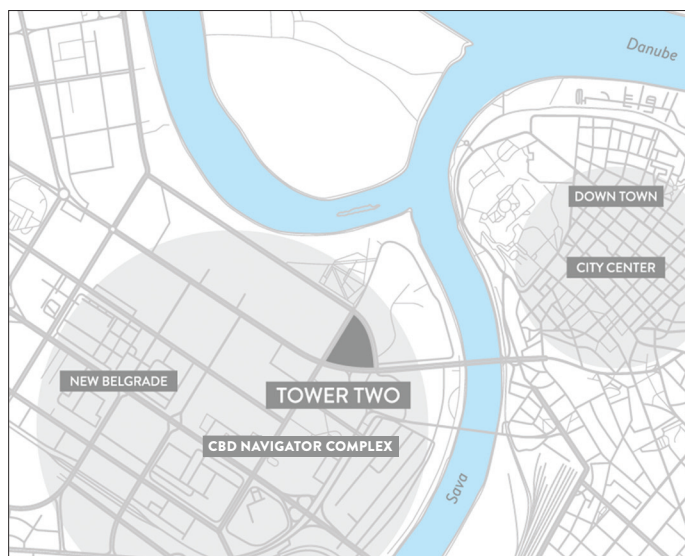
BELGRADE IS BLOOMING

# BELGRADE

## – The City Of The Future

WITH A POPULATION OF 1.7M INHABITANTS, BELGRADE IS ONE OF THE FOUR LARGEST CITIES IN SOUTHEAST EUROPE WITH 24% OF THE COUNTRY'S POPULATION LIVING IN THE CITY. IT IS ESTIMATED THAT BELGRADE GENERATES OVER 40% OF SERBIA'S GDP.

Belgrade is in the group of the lowest supplied cities in the region regarding shopping centre density, reaching 150m<sup>2</sup> per 1,000 residents, and office space, with an overall market vacancy of 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 m<sup>2</sup> GROSS LEASABLE AREA
- UNIQUE FLOOR PLATE OF MORE THAN 3.000 m<sup>2</sup> 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

MPC Properties  
Tel : 381 11 2200 217  
office@mpcproperties.rs  
www.mpcproperties.rs