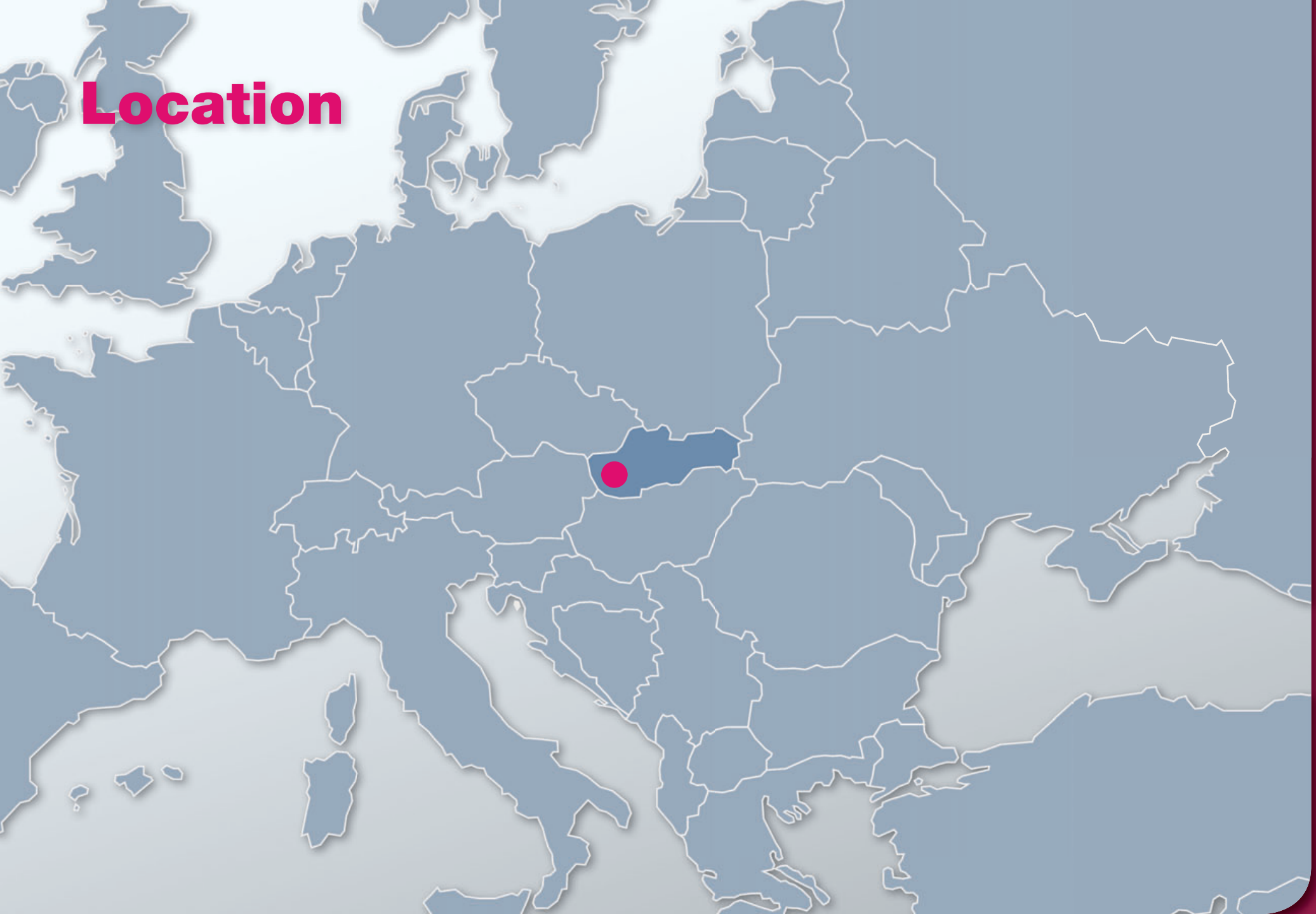
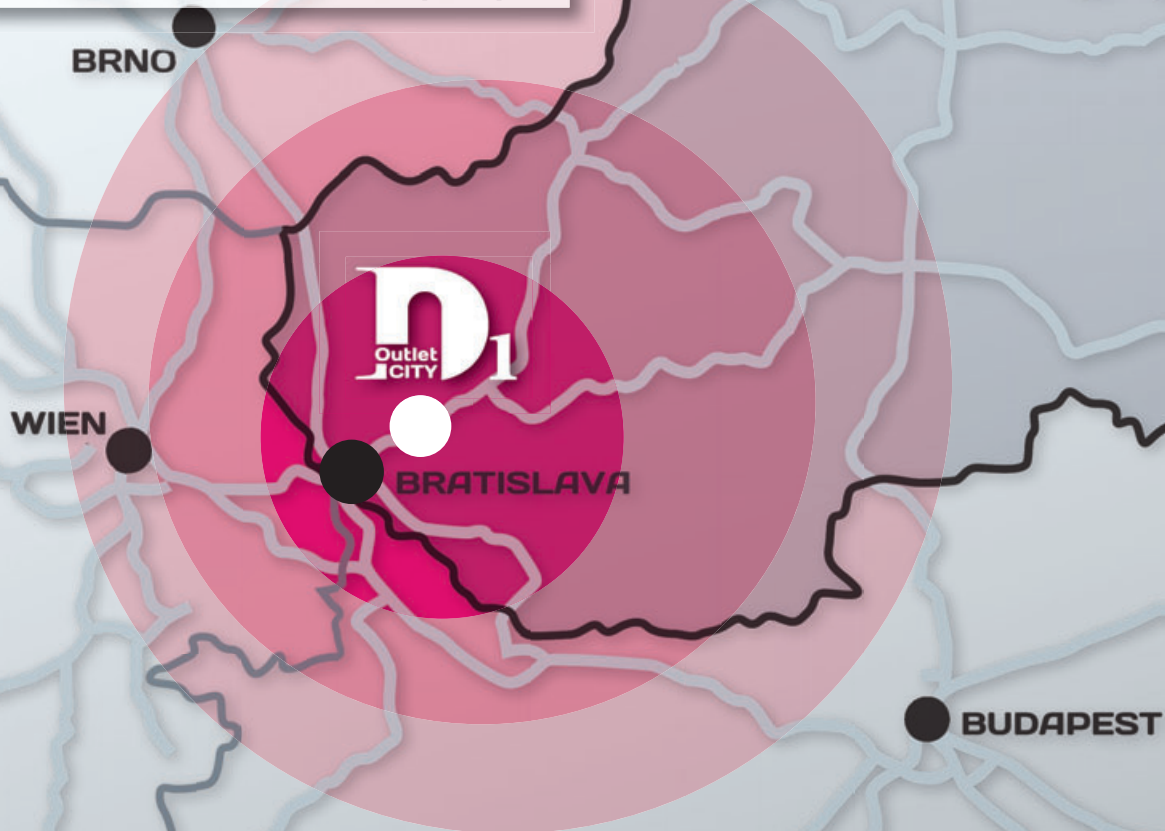
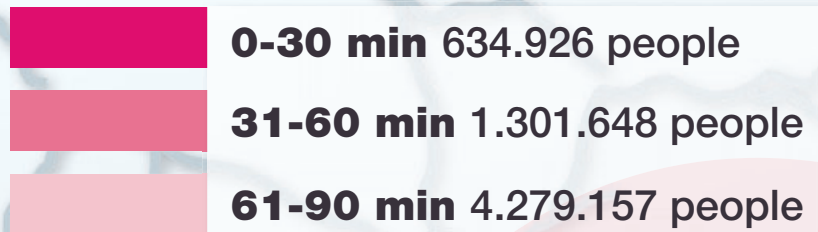




Location



Driving time







Project Characteristics

- **Phased growth:**

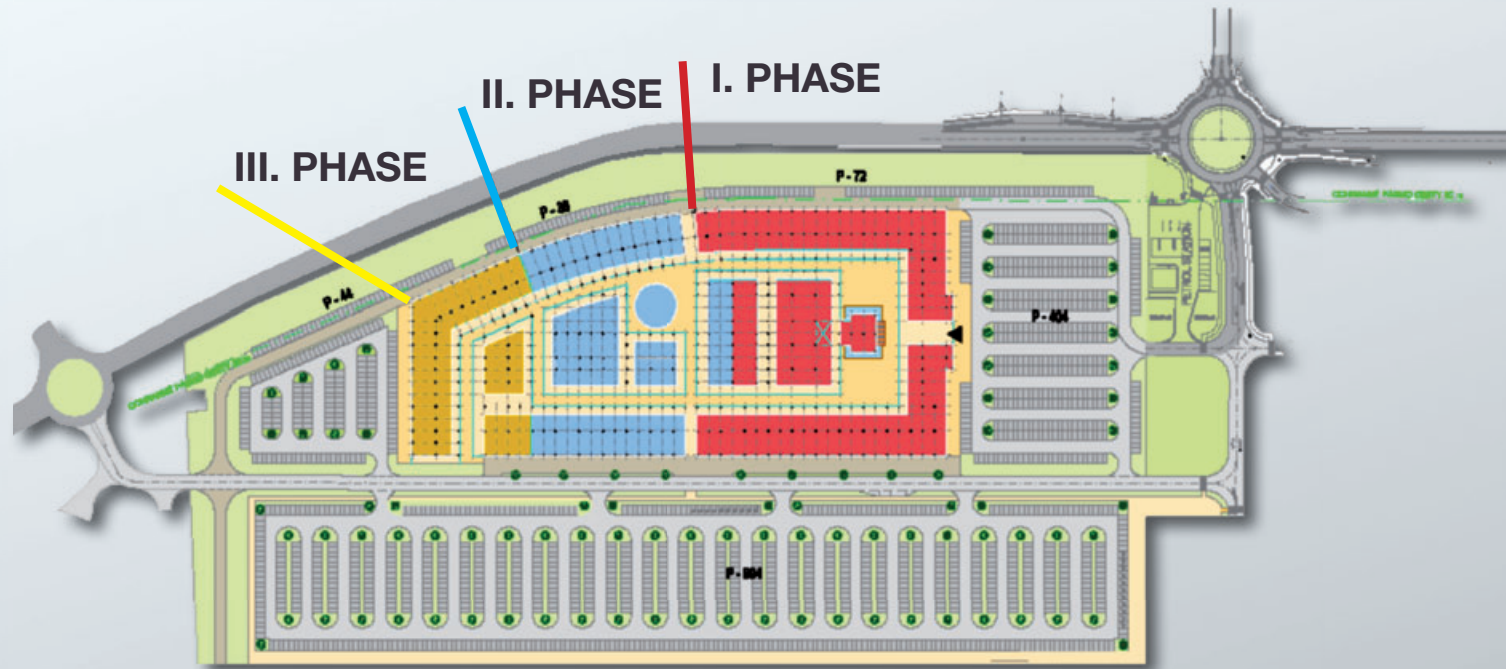
- 1st phase: 8 500 m² GLA, approx. 50 shops in March 2013

- 2nd phase: 15 000 m² GLA, up to 100 shops March 2014

- 3rd phase: 22 000 m² GLA, up to 150 shops November 2014



Project Characteristics



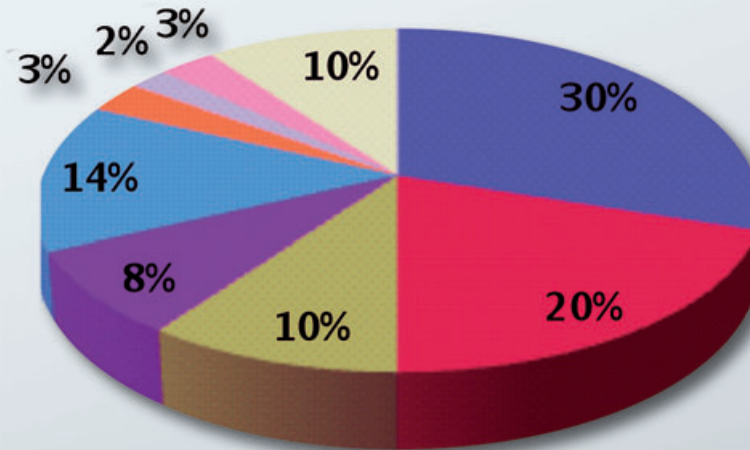


Project Characteristics

- **Phased growth:**
 - 1st phase: 8 500 m² GLA, approx. 50 shops in March 2013
 - 2nd phase: 15 000 m² GLA, up to 100 shops March 2014
 - 3rd phase: 22 000 m² GLA, up to 150 shops November 2014
- **Shop dimensions: 120 m², 240 m² up to 800 m²**
- **All shops situated in pedestrian zone, covered walkways, squares**
- **Clearly marked anchor shops**
- **Comprehensive product mix developed by renowned expert**

Project Characteristics

Brands



- Sport & Outdoor
- Fashion: Casual
- Fashion: Ladie's Wear
- Fashion: Men's wear
- Shoes & Accessoires
- Underwear & Lingerie
- Kid's Wear
- Home & Gifts
- Food & Drinks



Project Characteristics

- **Phased growth:**
 - 1st phase: 8 500 m² GLA, approx. 50 shops in March 2013
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- **Shop dimensions: 120 m², 240 m² up to 800 m²**
- **All shops situated in pedestrian zone, covered walkways, squares**
- **Clearly marked anchor shops**
- **Comprehensive product mix developed by renowned expert**
- **Parking:**
 - 1st phase: 700 places
 - 2nd phase: 1000 places
 - 3rd phase: 1500 places



Strategic advantages

- **First**
- **Prime location**
- **Superb architectural design**
- **Excellence**
- **Future growth potential**
- **Professional partnership**



First

- **D1 Outlet City will be the first outlet in Slovakia**
- **Construction started in February 2012**
(on-site web camera)
- **Project financing is secured – bank confirmation, 55% own funds**
- **We guarantee opening in March 2013**
- **Information point directly on site**

**Being the first, D1 Outlet City offers
you a unique business opportunity**



Prime Location

- **Strongest region by purchasing power**
(74% of Slovakia's GDP is generated in the Bratislava region)
- **D1 Outlet City is located next to D1 highway, which is the most frequented connection in Slovakia**
(90 000 cars per day) and is crossed by a major regional road (20 000 cars per day)
- **Catchment area: 4.3 million people within 90 min. drive** (SK, HU, AT)
- **Excellent visibility from D1 highway**
- **Strategically planned continual urban expansion de veloping into a new-generation town** (D1 Park)



Superb Architectural Design

- **Well proven outlet concept – “village-style”**
- **Style of outlet is inspired by the architecture of the Carpathian wine region**
- **Timeless architecture creating an engaging environment**

Pure outlet style gives you the opportunity to present high-quality international fashion brands





Excellence

Making people feel good

High-quality services throughout the whole area:

- **Great shopping**
- **Easy parking for free**
- **Long opening hours (12 hours a day; 7 days a week)**
- **Wealth of cafés and restaurants**
- **Babycare and children's facilities**
- **Entertainment (IMAX Cinema)**
- **Relaxing zones**
- **Comprehensive information system in the D1 Outlet City and its surroundings**

Offering a whole-day shopping experience

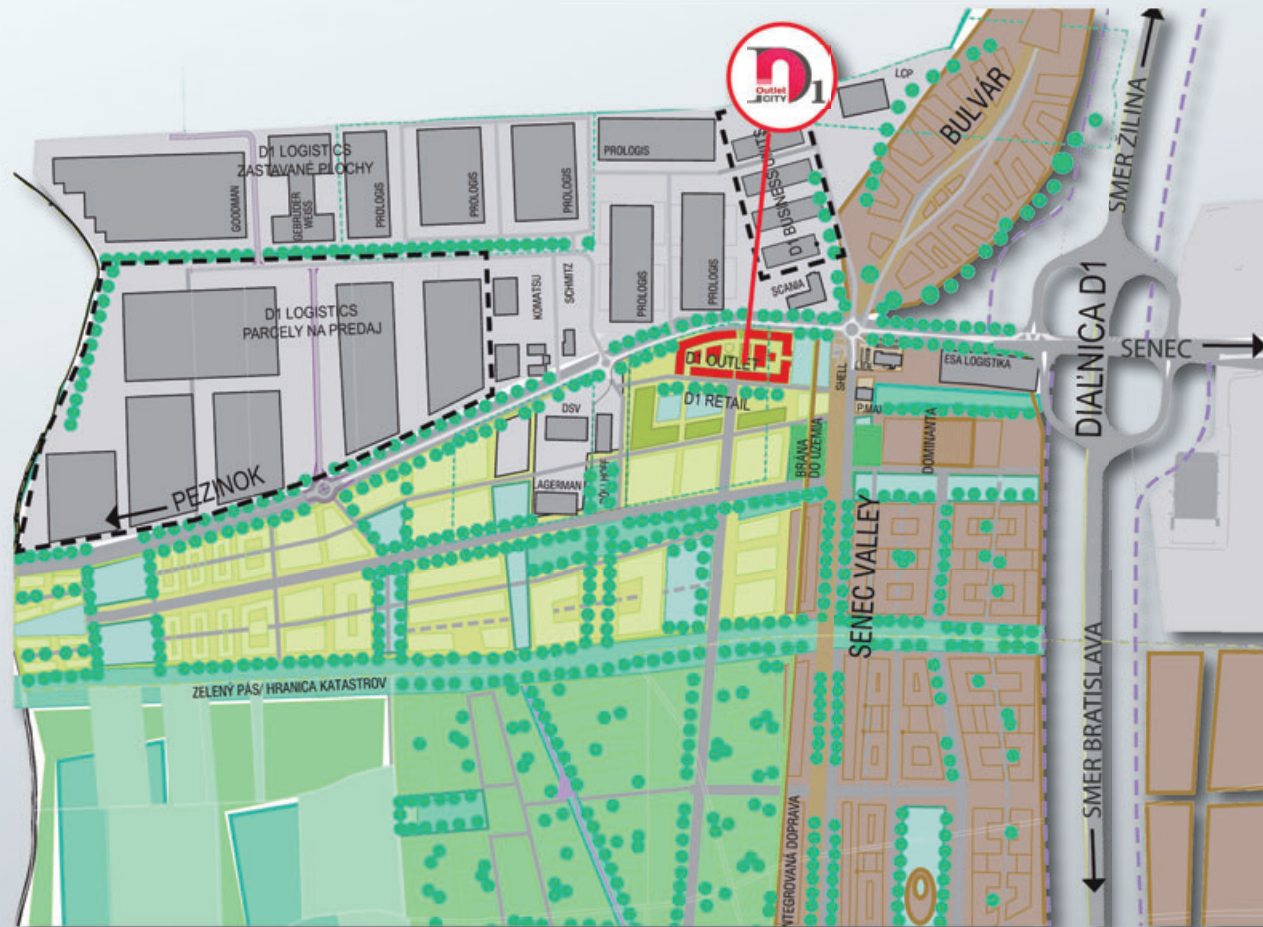


Future Growth Potential

- **D1 Outlet City is part of larger D1 Park new town development**
 - Land and infrastructure owned by investor
 - Land 50 ha, 15 ha planned for construction
- **Multifunctional complex generating synergies across D1 Park**
- **Continual growth of D1 Outlet City**
 - **– GLA to triple in size by 2014**
- **Continual urban expansion**

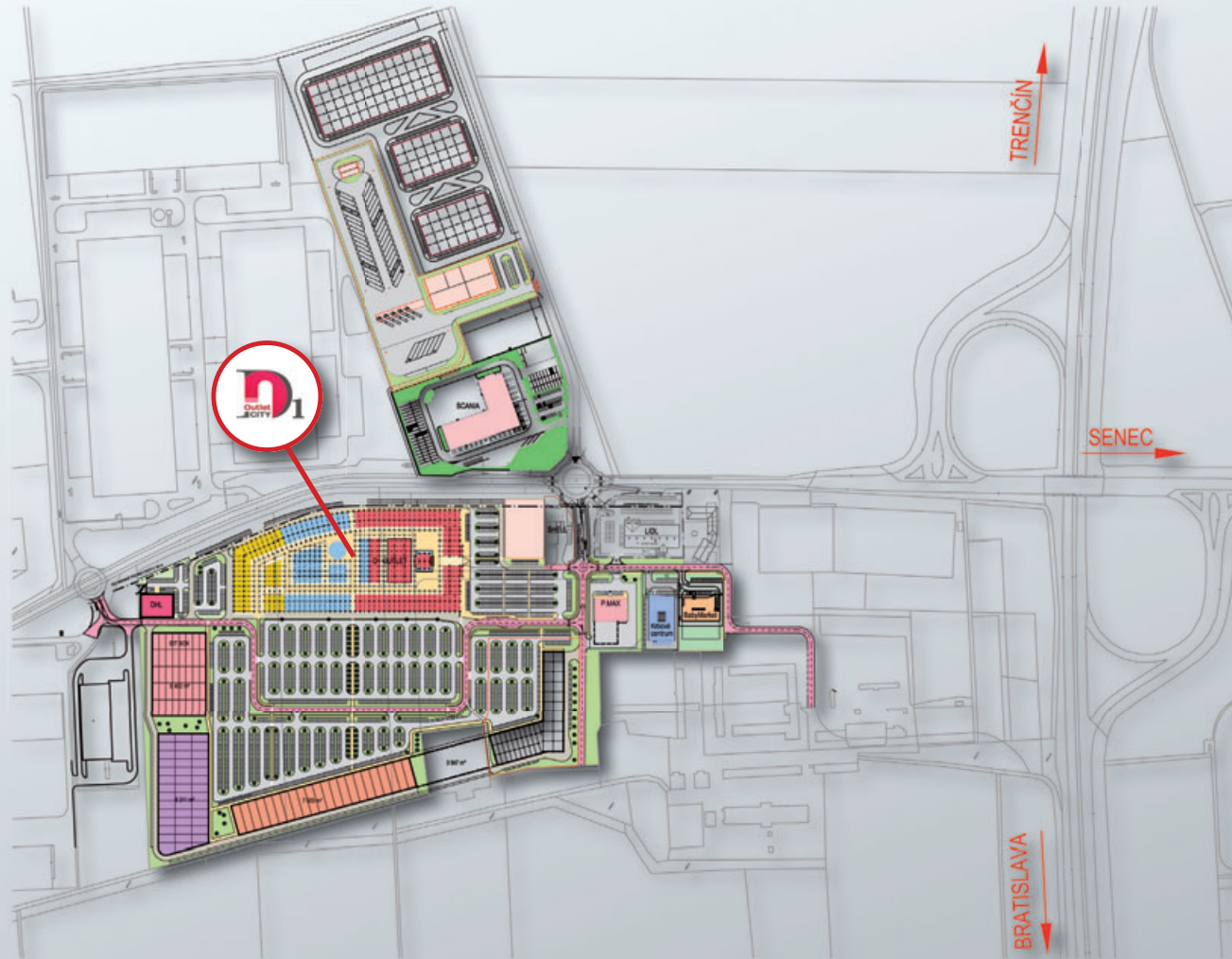


Future Growth Potential



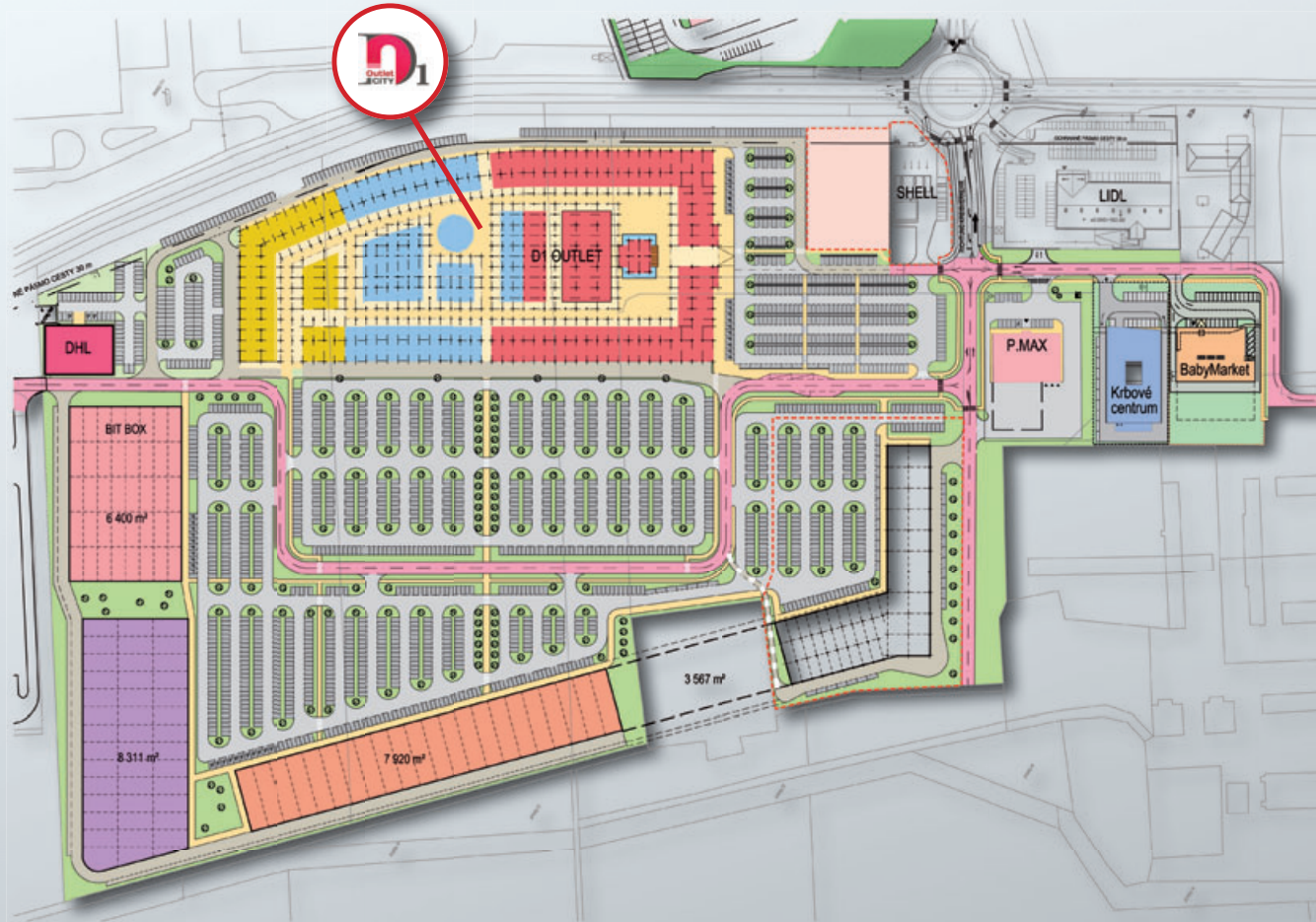


Future Growth Potential





Future Growth Potential





Professional Partnership

Joint success is guaranteed by:

- **Sophisticated outlet concept**
- **Team of experts**
- **Refined marketing strategy**
 - State-of-the-art communication concept for introduction campaign (B2C)
 - Year-round marketing supporting customer footfall
- **Added dimension – e-shop for a complete customer service**
- **New public transport link from Bratislava to D1 Outlet City**



Stable Outlet Management

- **Specialized in management of Fashion Outlets**
- **Provides a full range of services dedicated to successful and profitable management of Fashion Outlet Centre's**
- **Experienced in leasing, retail and marketing management**
- **Next level management and marketing support**
- **References**
 - Batavia Stad Fashion Outlet
 - Rosada Fashion Outlet
 - Montabaur Fashion Outlet
 - Wiedemar Fashion Outlet



IPEC Group as a partner for your success

IPEC Group is the project investor and developer

The main features:

- **Dominant position in the Slovak market**
- **Qualified team of experts**
- **Latest technology**
- **Land acquisition and development**
- **Consulting and project management**
- **Architectural design**
- **Property developments totaling 1 million m² abroad (Czech Republic, Bulgaria, Romania, Ukraine)**
- **60 successful development projects**



Investor's References



**BE A PARTNER
IN SLOVAKIA'S FIRST OUTLET**



Thank you for your attention.

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