

### 3. CITY CENTER ONE



#### INTERVIEW:

**Nataša Đuričić**

Executive Director

EAST REAL - online hausverwaltung d.o.o.

**Can you briefly present your company? In which projects have you participated so far in Zagreb? What are your further plans?**

EAST REAL – online hausverwaltung, a company with its headquarters in Vienna, has had almost 12 years of experience in investments and developing projects, facility management, property transaction services and renting and sale of real estate. We are currently using this know-how in Austria, Croatia and Russia. In the coming years we plan to expand further – in cooperation with our long-time partners – to developing countries, especially Serbia, Bulgaria, Rumania and Ukraine. Even today, our subsidiaries actively cooperate on major projects, and we are especially pleased that we can announce another large project in Zagreb – Jankomir. This is a project, with which we shall try to top everything we have done so far! The modern business tower ZAGREB TOWER and CITY CENTER ONE, currently the largest shopping centre, are the projects that we have already completed in Zagreb and of which we are very proud.

**Can you briefly introduce the investors of the City Center One?**

City Center One is constructed by private investors from Austria, professor of architecture Wolfgang Kaufmann and consul dr. Hubert Hofmann, who already have several similar projects in Central Europe. City Center One is their first joint project.

**How much time did it take from the idea to the beginning of project implementation?**

The idea to implement this project was born some 4 years ago. A year later, concrete negotiations with the investors and the planners have begun.

**Can you present to us your shopping centre. How big is it, how many square meters is the commercial area? How many levels does it have? How much space is taken up by the parking area and how many parking lots do you have? What does the shopping centre plan to offer besides stores of different brands? Will you introduce any brands that are new to Croatia?**

In the two-storey City Center One with a total surface of 61,000m<sup>2</sup>, almost 80% will be dedicated to the shopping area, and the rest will be storage and other auxiliary facilities. The buyers will have 1,700 parking lots at their disposal. There will be 85 new stores, several restaurants and additional facilities. The centre will include the Interspar hypermarket, the first in Zagreb. Other stores that will present their offer for the first time in Croatia include the German fashion store Peek & Cloppenburg, the New Yorker – which is especially attractive to young people, the Austrian chain of sports clothes and shoes Hervis, the Portugese Salsa Jeans and the Slovenian Sportina In, which distributes the best known international brands. Other stores include the Austrian chain of shoe ware stores Stiefelkönig, perfumery and drugstore Müller and L'Occitane, and Mango, s.Oliver, Lacoste, Timberland and Jegerstar, with its offer of well-known brands as Rock & Republik and Sevn. The offer of the Center will be supplemented by Croatian brands, with stores of Varteks and Peko, and also Magma

and Iris with their different brands. The diversity of the offer will be additionally enriched with Konica with technical devices and Casa with housing commodities and items for home decoration. Besides, the City Center will offer other different facilities, which will provide the possibility to organize various events.

**Since there are several shopping centres in the vicinity of the City Center One, how do you plan to resist competition. Or in other words, what will make your shopping centre different than others?**

City Center One will be the first classic shopping mall in Zagreb, which will – on its two storeys – among other things offer different contents. It does not perceive itself as

competition to other shopping centres or vice versa. It will simply supplement the offer of different brands, and for the first time in Zagreb and Croatia, it will open new renowned stores.

**Is the work progressing as planned? When do you expect the completion of work and the opening? Do the works on Ljubljanska avenija influence the work on the subway crossing and the shopping centre in general?**

So far, the construction work is progressing as planned. The works on the Ljubljanska avenija do not influence the construction of the roundabout and the access road. The opening ceremony of the new City Center One will take place on Thursday, 12<sup>th</sup> October 2006.

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## 4. WE PRESENT TO YOU...

### 4.1. The NEXE Group

The Nexe Group is a business system consisting of 24 independent companies active in the Republic of Croatia, Bosnia and Herzegovina and Serbia.

The core business of the Nexe Group is the production of construction materials (cement, brick, roof tiles, concrete, aggregates, lime...) and services in the field of civil and structural engineering. The Group currently employs more than 3,500 employees.

The Nexe Group is organized in 3 Divisions:

1. The Cement Division, which also covers an important segment of concrete production;
2. The Brick and Roof Tiles Division;
3. The Civil and Structural Engineering Division.

The latter Division consists of two members:

1. GP Put d.d. Sarajevo, whose core business is civil engineering (the civil engineering segment from the recent acquisition of the

company Kozara putovi from Banja Luka will be developed in coordination with GP Put). Through the company GP Put, the Nexe Group is active on foreign markets on large civil engineering projects in Pakistan, Libya, Uganda and Kenya.

2. The company Našički interijer d.o.o. Našice has been within this Group since 1995, and today this is a renowned structural engineering company that constructs turnkey buildings. The list of references of Našički interijer d.o.o. contains a series of business and housing facilities, and their users testify the quality of the work undertaken. The company constantly proves its strength, stability and reliability by constructing new facilities and attracting the trust of investors, ministries and public companies. Through its business activities, it provides work for a large number of sub-contractors, and it is a very respectable partner in this symbiosis.

In the past two years, the Nexe Group has supplemented its primary core business