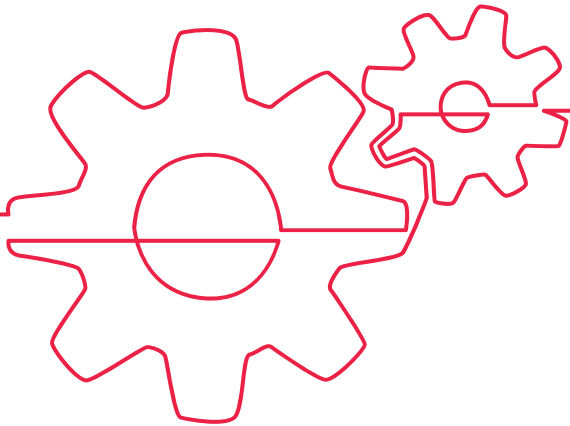


**BIG**

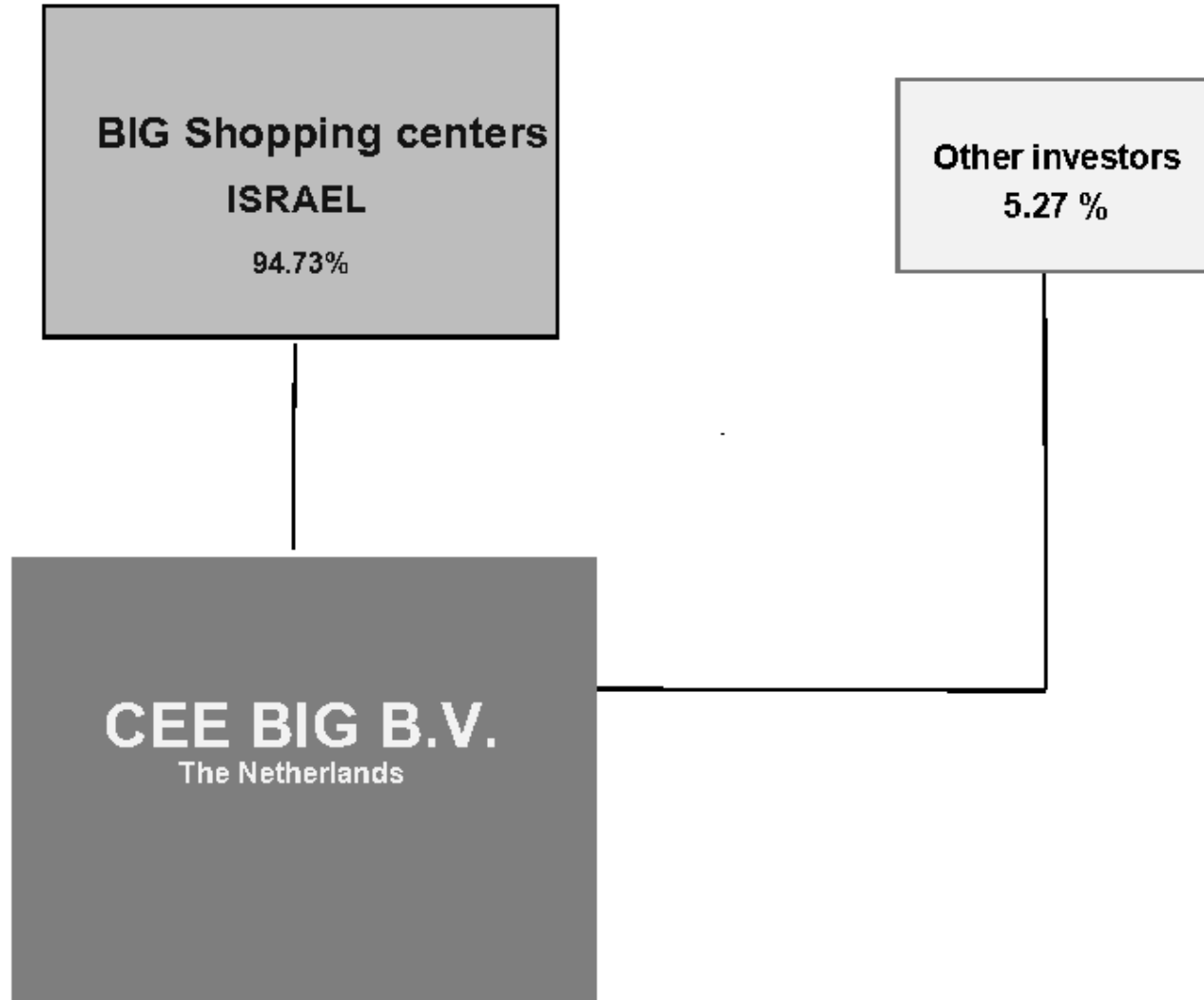
# **BIG CEE** **PAST, PRESENT** **& FUTURE**



**Investors and Analysts Visit 9/22**



# STRUCTURE CHART





# MANAGEMENT



**Lev Weiss** | CEO BIG CEE

Mr. Weiss has been holding leading operational positions since 2015 and had joined BIG CEE in January 2019 after 3 years of work in BIG Israel. Mr. Weiss is in charge of designing and implementing business operations while promoting the company's culture and vision.



**Nir Sidel** | COO BIG CEE

Mr. Sidel joined BIG CEE in December 2021 after 6 years of work in BIG Israel where he managed a number of the group's leading assets. In BIG CEE he is in charge of property development, leasing and marketing for the markets of Serbia and Montenegro.



**Milena Stojovic** | Marketing Director

Miss. Stojovic has 22 years of working experience in various commercial and marketing positions. Milena joined BIG CEE in 2011 with its first shopping center and has been involved in development of all company's projects, since. After years spent in leasing and management of BIG centers, Miss. Stojovic found contentment in creating image and strategy of BIG brand.



**Branimir Bojic** | Deputy CEO and Technical Director BIG CEE

Mr. Bojic has been involved in large number of Project developments in Serbia, particularly in development of retail parks and shopping centers across the country.



**Alon Bargiora** | CFO BIG CEE

Mr. Bargiora is a licensed CPA joined BIG CEE in 2018, after 7 years experience in Real estate projects in the CEE region, being financial controller of GTC Romania and manager at KPMG Hungary. Mr. Bargiora is managing BIG CEE financial department.



**Milos Grdinic** | Leasing Director

Mr. Milos Grdinic has been working for BIG CEE since January 2020 as Leasing Director and he is currently responsible for the whole leasing process throughout the portfolio. Prior to his career in BIG CEE, Milos was leading and managing a variety of real estate projects in Serbia and region in other leading Real estate firms.



# ABOUT THE COMPANY

Employees



61

Yielding Assets\*



15

341K m<sup>2</sup>

Under Construction



3

40K m<sup>2</sup>

Extensions



3

17K m<sup>2</sup>

Total Asset Value\*



€605 Million

Yielding assets €566 Million  
Under development €39 Million

Total Loan and LTV\*\*



€271 Million / 45.35%

NOI Stabilized FY2022\*

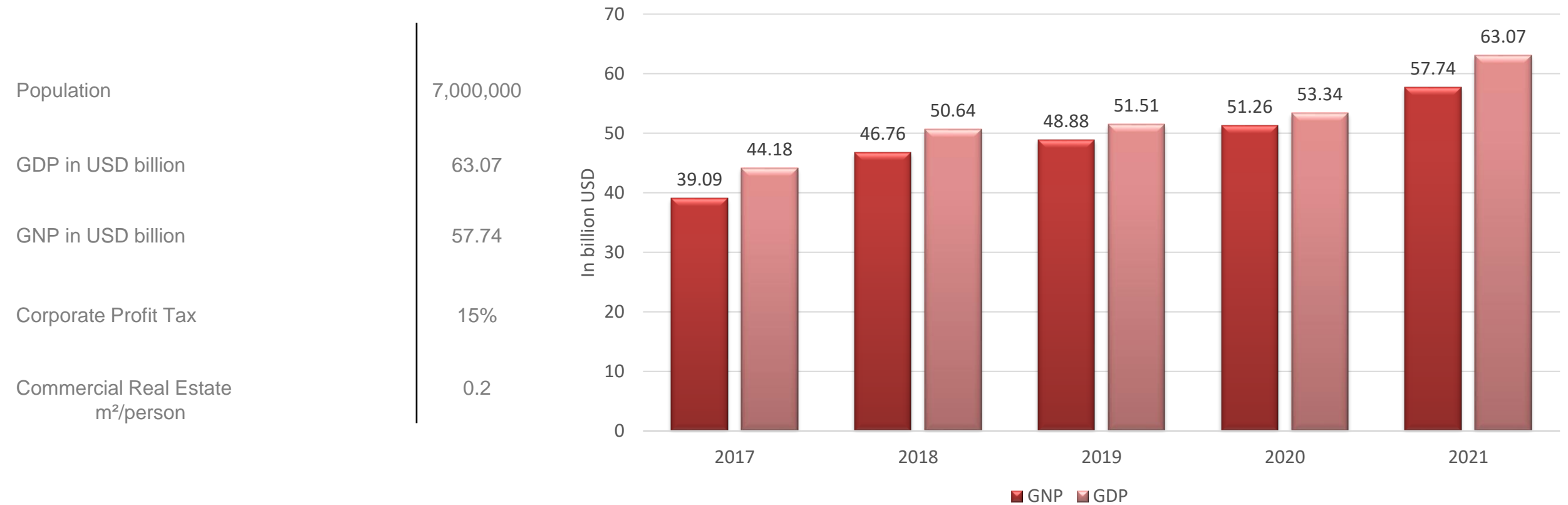


€47 Million

\*Effective total assets including 2 signed projects in pre-closing phase

\*\*As of 30.06.2022.

# SERBIA MACRO ECONOMIC DATA



The BIG logo consists of the word "BIG" in white, bold, sans-serif capital letters, centered within a solid red square.

# BIG CEE ASSETS



BIG FASHION SHOPPING CENTER



BIG RETAIL PARK



BIG FASHION OUTLET



BIG PROJECT UNDER CONSTRUCTION



LOGISTIC CENTER



ASSET IN PRE-CLOSING

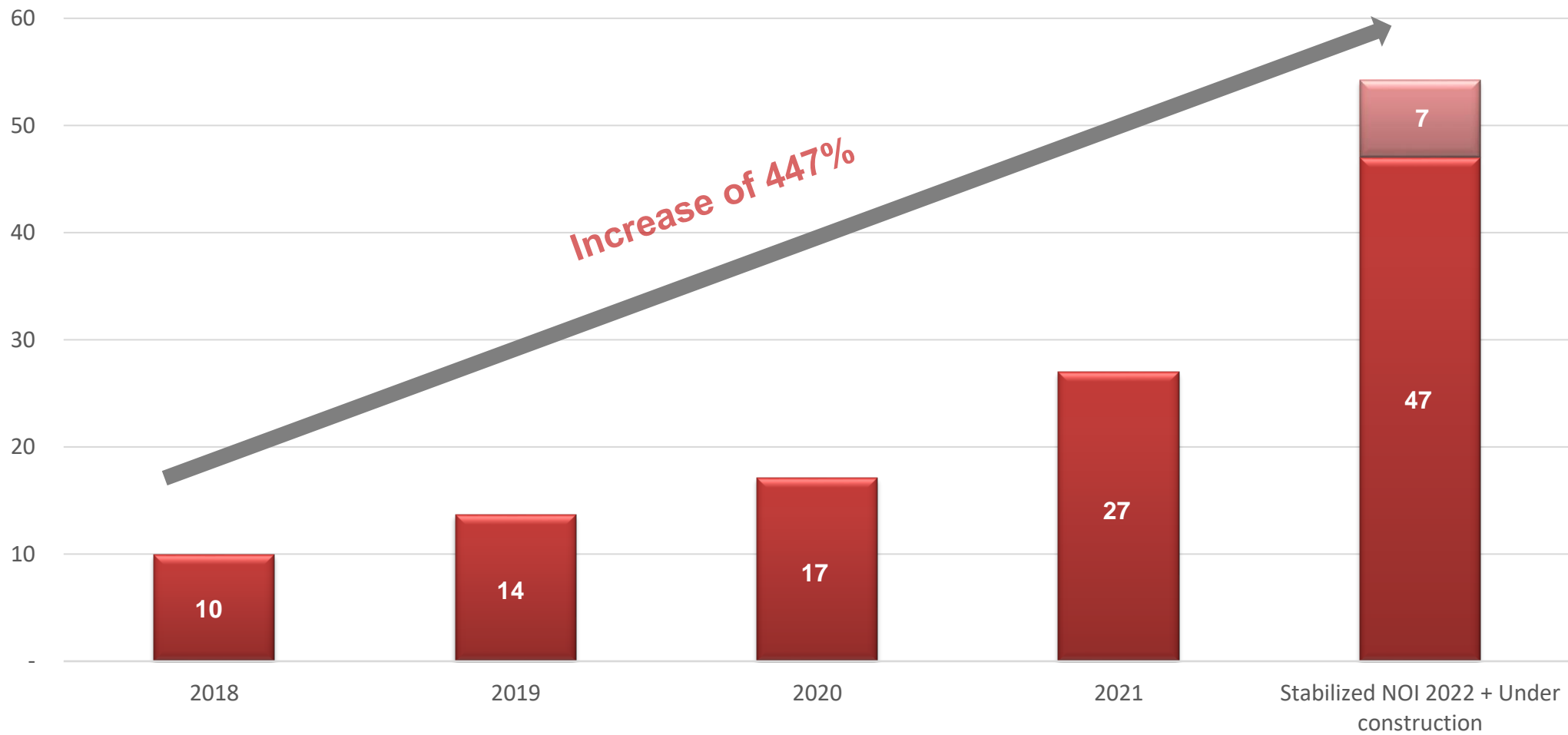


OFFICE BUILDING



**BiG**

**NOI**  
IN € MILLION

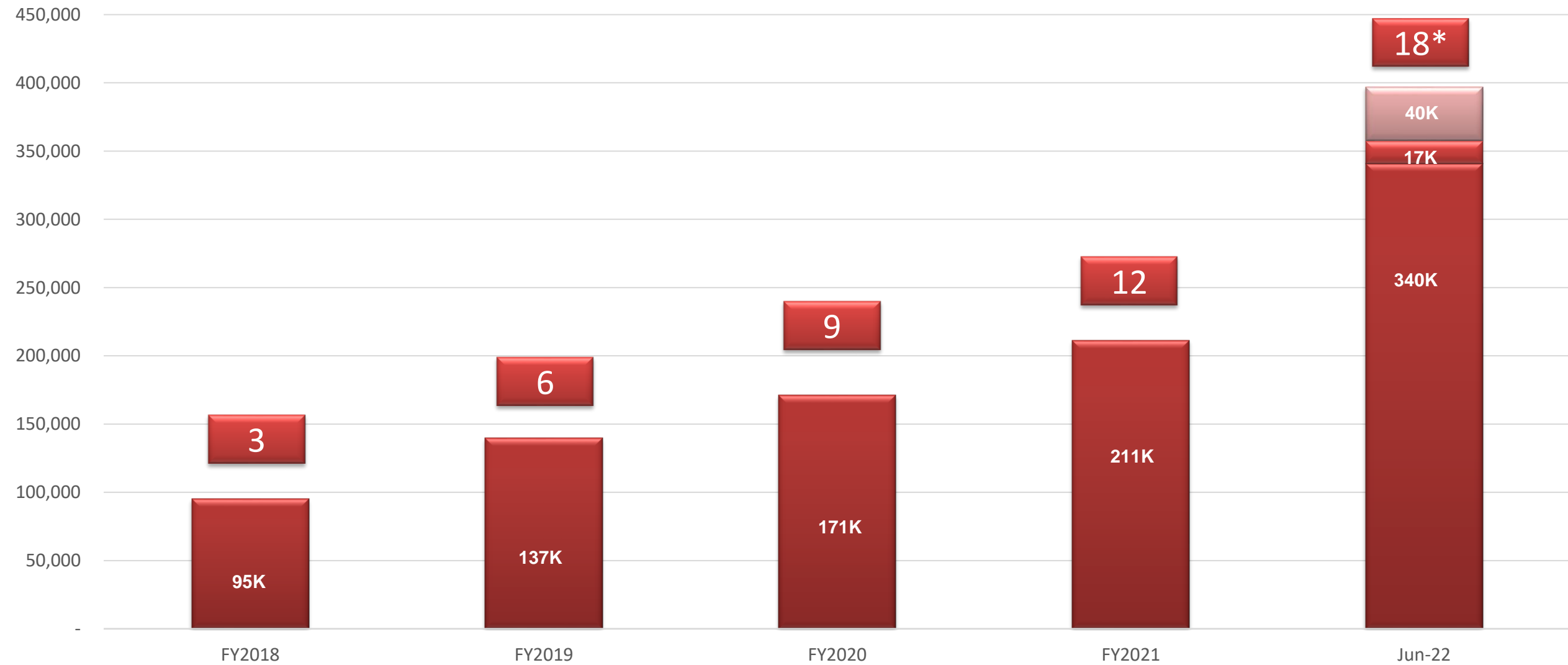


■ NOI ■ Under construction

**BiG**

# GLA GROWTH

IN m<sup>2</sup> INCLUDING UNDER CONSTRUCTION PROJECTS



\*15 yielding assets + 3 under construction

Assets

Extension

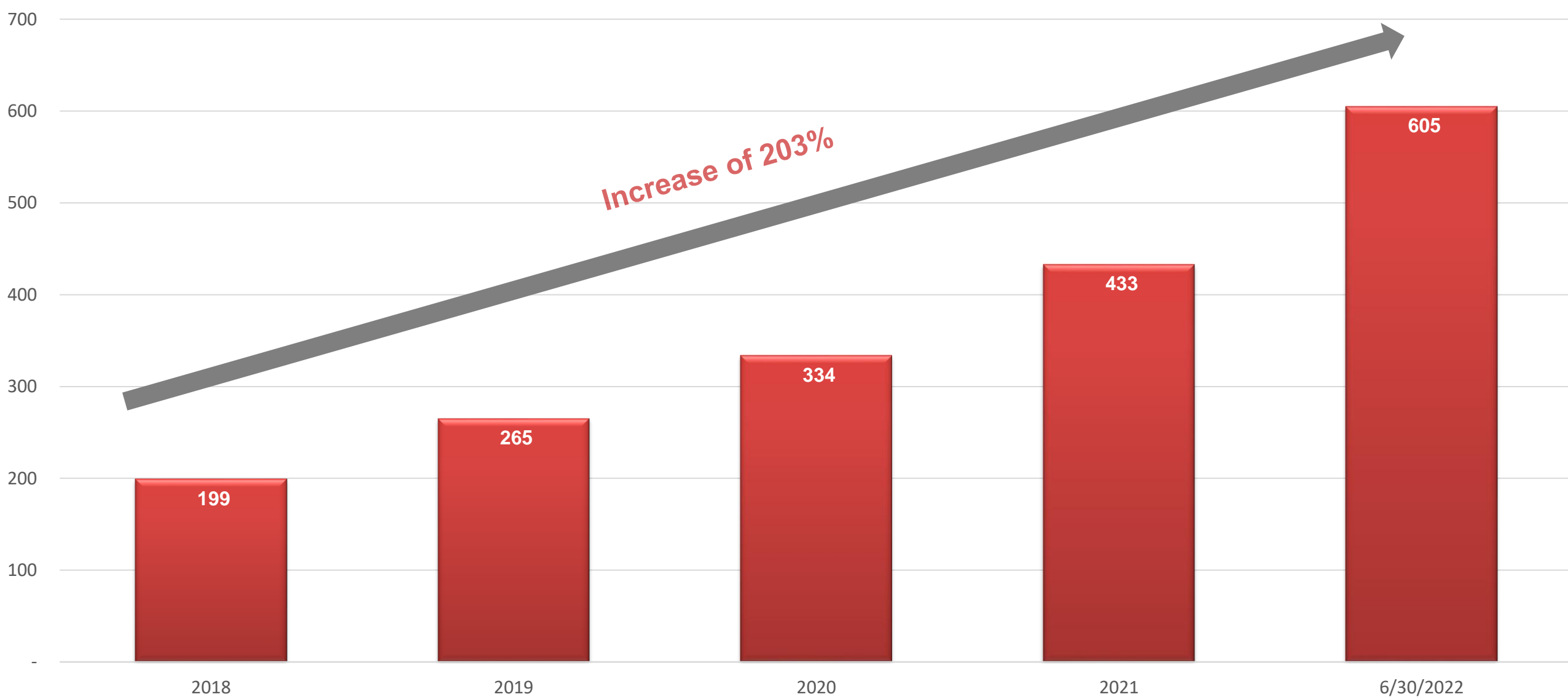
New assets under construction





# INVESTMENT PROPERTY AND INVENTORY

EFFECTIVE IN € MILLION



# TOTAL TURNOVER DATA

	1-6/2022 € Million	1-6/2021 € Million	Difference (in %)
<b>Total turnover (same centers)</b>	152.9	124.5	23%
<b>Load without management fees (same centers)</b>	8.88%	8.67%	2.4%
<b>Load with management fees (same centers)</b>	10.93%	10.78%	1.4%

	1-6/2022 € Million	1-6/2019 in € Million	Difference (in %)
	152.9	70.8	*35%
	8.88%	10.6%	(17.5%)
	10.93%	13.2%	(20.5%)

# EXTENSIONS OF EXISTING SHOPPING CENTERS

**GLA**

**16.6K m<sup>2</sup>**

**Projects cost**

**€19 Million**

**NOI**

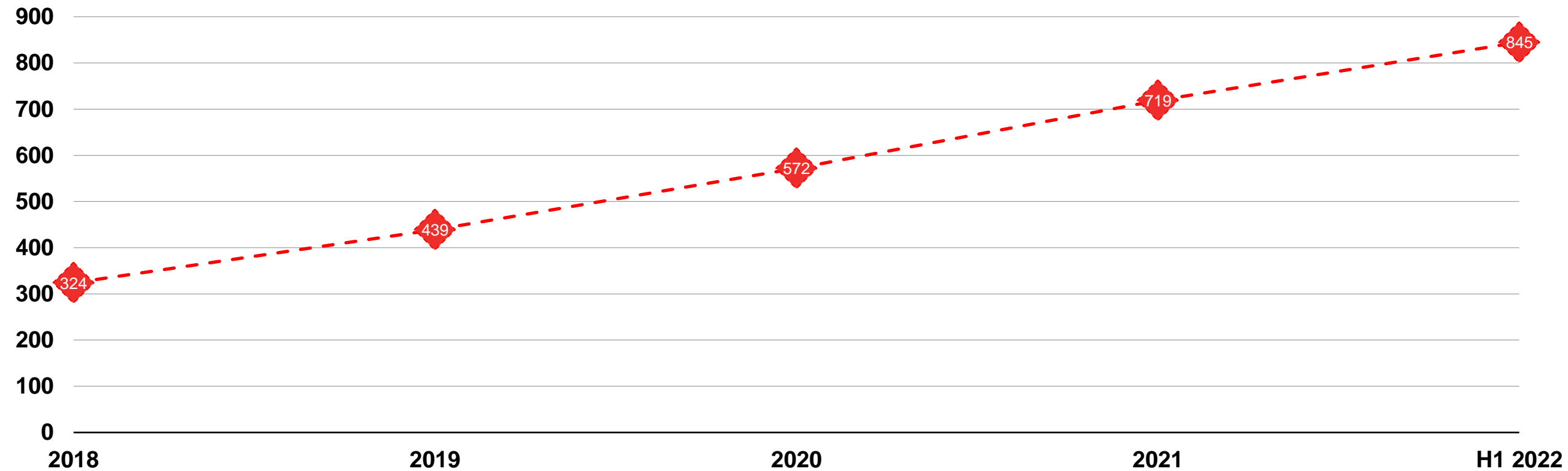
**€2 Million**

**Average  
development yield  
10.39%**

	BIG ZRENJANIN	BIG FASHION OUTLET INDIJA	BIG KRUŠEVAC
<b>Estimated opening</b>	Oct-23	Jun-24	Jun-23
<b>Project cost</b>	€9 Million	€8 Million	€2 Million
<b>GLA</b>	8K m <sup>2</sup>	7K m <sup>2</sup>	1.6K m <sup>2</sup>
<b>Expected NOI</b>	€0.9 Million	€0.85 Million	€0.225 Million
<b>Expected yield</b>	10.00%	10.63%	11.25%

**BIG**

# NUMBER OF TENANTS



FASHION&FRIENDS



SPORT



VISION



LC Waikiki



REPLAY

PULL&BEAR

CROPP

ZARA



HUGO BOSS

Calvin Klein



Bershka

TOMMY HILFIFGER



NEW YORKER



CCC

RESERVED

sinsay

**BIG**  
FASHION

# BIG FASHION BELGRADE

Status: **Opened Apr 2017** Actual NOI 1-6 2022: **€3.1 Million**

GLA: **32.6K m<sup>2</sup>** Yearly stabilized NOI: **€6.4 Million**

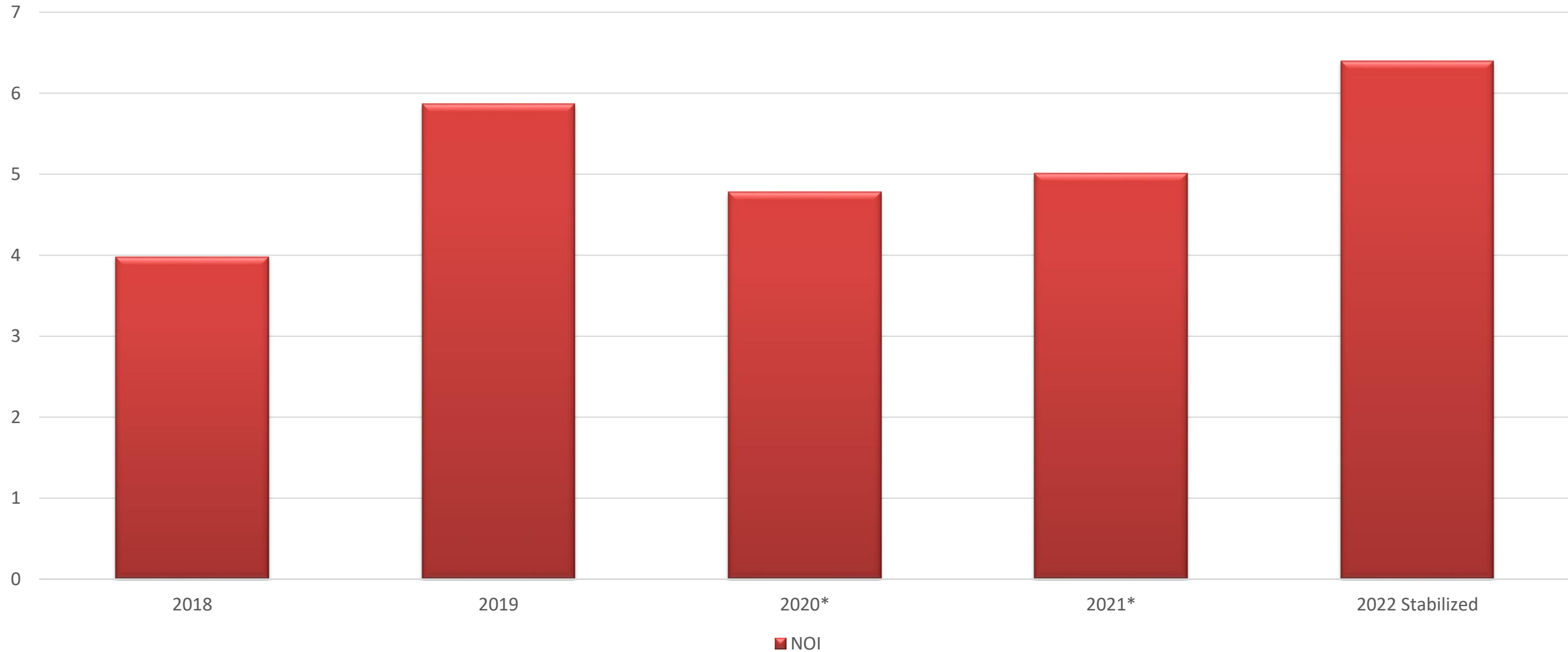
Parking spaces: **729** Value: **€77.8 Milion**

Occupancy: **100%** Outstanding loan at 30/06/22:  
**€33.4 Million**

Average load 1-6 2022: **11.79%**



NOI in € Million



\*Covid restrictions



# BIG BIG FASHION PARK

Status: **Opened 2019**

GLA: **14.5K m<sup>2</sup>**

Parking spaces: **590**

Occupancy: **100%**

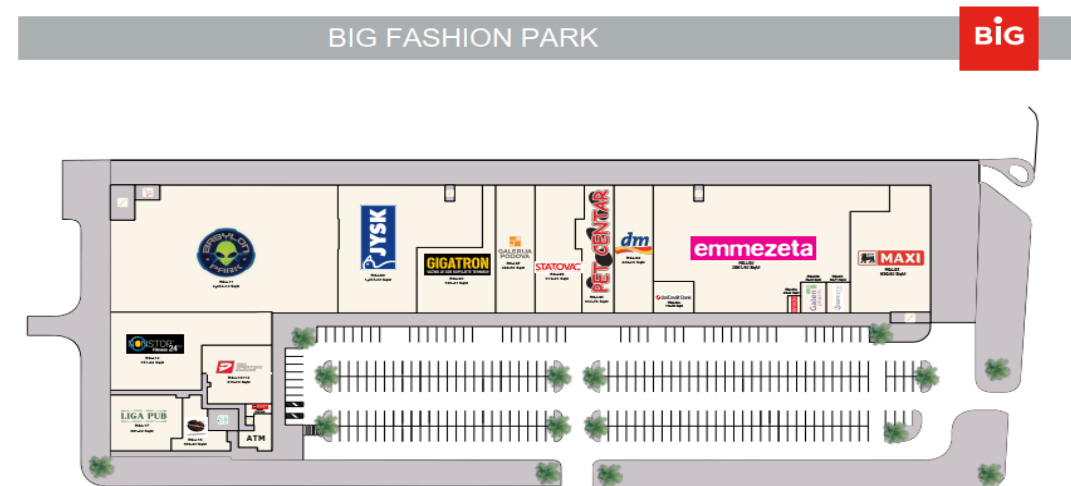
Actual NOI 1-6 2022: **€0.95 Million**

Yearly stabilized NOI: **€1.9 Million**

Value: **€21.3 Million**

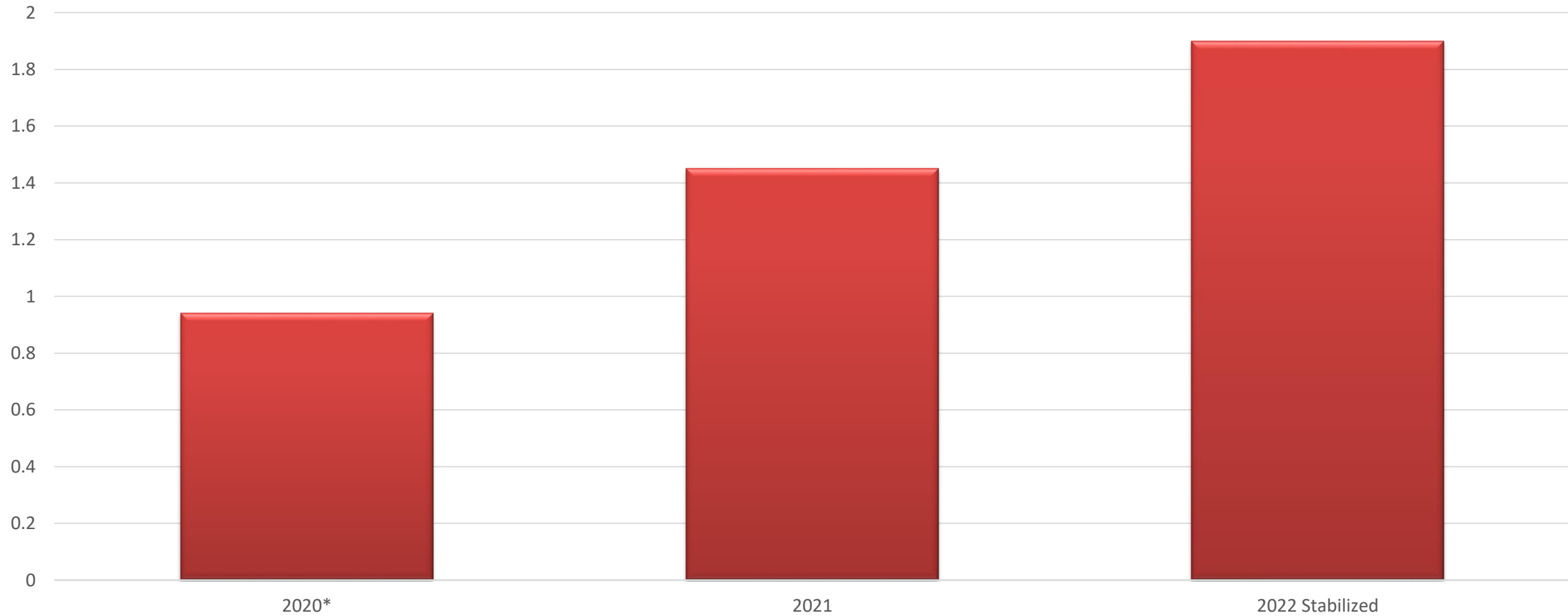
Outstanding loan at 30/06/22:  
**€12.8 Milion**

Average load 1-6 2022: **7.42%**



# **BiG** BIG FASHION PARK

NOI in € Million



\*Covid restrictions

■ NOI



**BIG**  
FASHION  
OUTLET

INDIJA

# BIG FASHION OUTLET

## INDIJA

Status: **Opened 2012**

Actual NOI 1-6 2022: **€0.85 Million**

Takeover date: **Q2 2019**

Yearly stabilized NOI: **€1.7 Million**

GLA: **11.4K m<sup>2</sup>**

Value: **€17.9 Million**

Parking spaces: **1.2K**

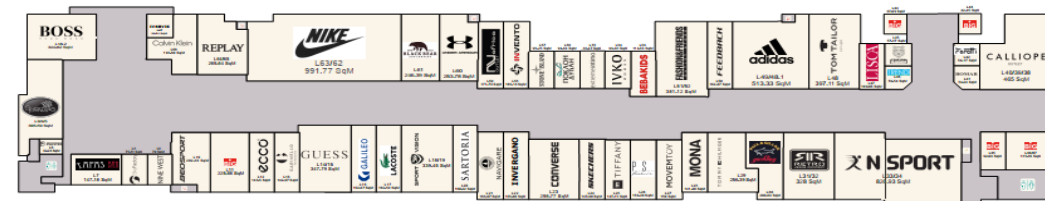
Outstanding loan at 30/06/22:  
**€9 Million**

Occupancy: **97%**

Average load 1-6 2022: **7.39%**



BIG FASHION OUTLET INDIJA



**HUGO BOSS**



Calvin Klein



**GUESS**



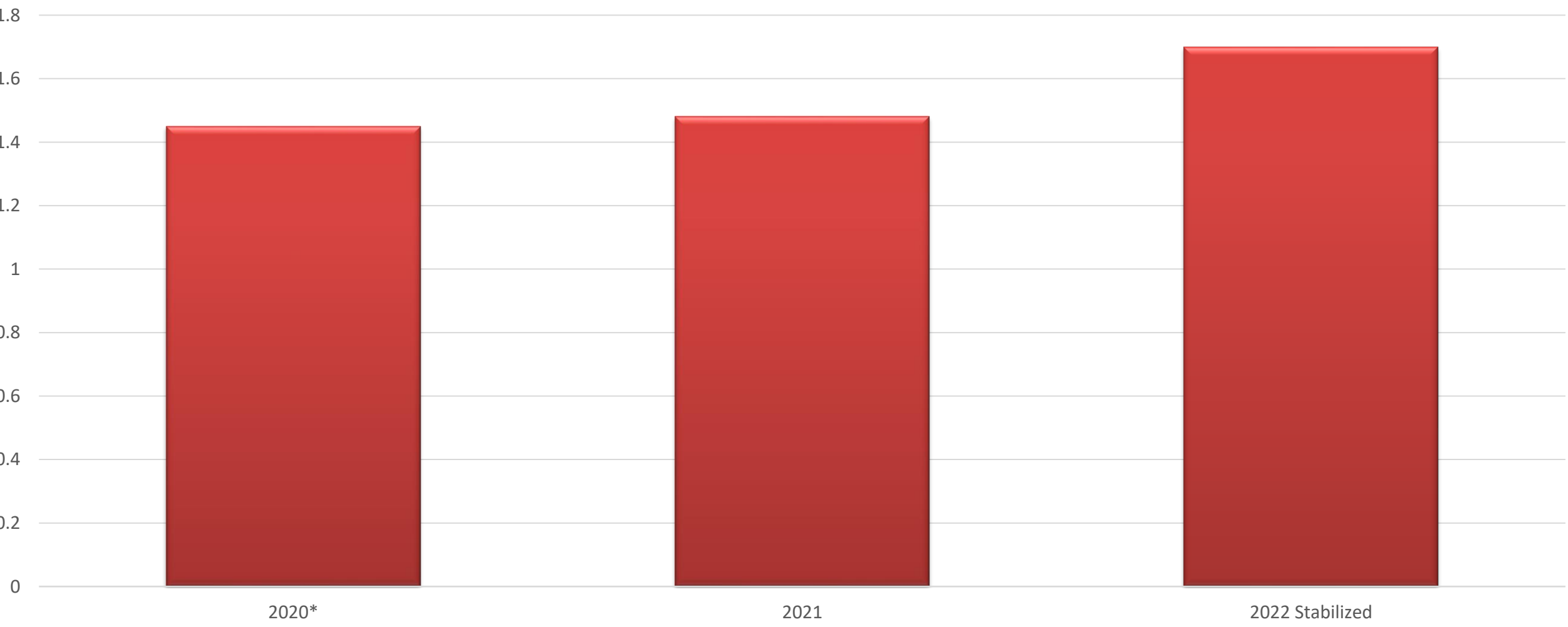
Takeaway  
Technical area  
Outdoor dining area  
Parking  
Elevators & Escalators  
Food & Restaurant



# BIG FASHION OUTLET

## INDIA

NOI in € Million



\*Covid restrictions



**BIG**  
FASHION  
OUTLET

INDIJA

# BIG FASHION OUTLET

## INDIJA Extension

Status: First phase under development

Project cost: €8 Million first phase / €23 Million total

GLA: 7K m<sup>2</sup> first phase / 20K m<sup>2</sup> total

Expected NOI: €0.85 Million first phase / €2.5 Million total

Estimated opening date: Q2 2024



**HUGO BOSS**



Calvin Klein



**GUESS**





# BIG BIG NOVI SAD

Status: **Opened 2012**

GLA: **45.4K m<sup>2</sup>**

Parking spaces: **1.8K**

Occupancy: **100%**

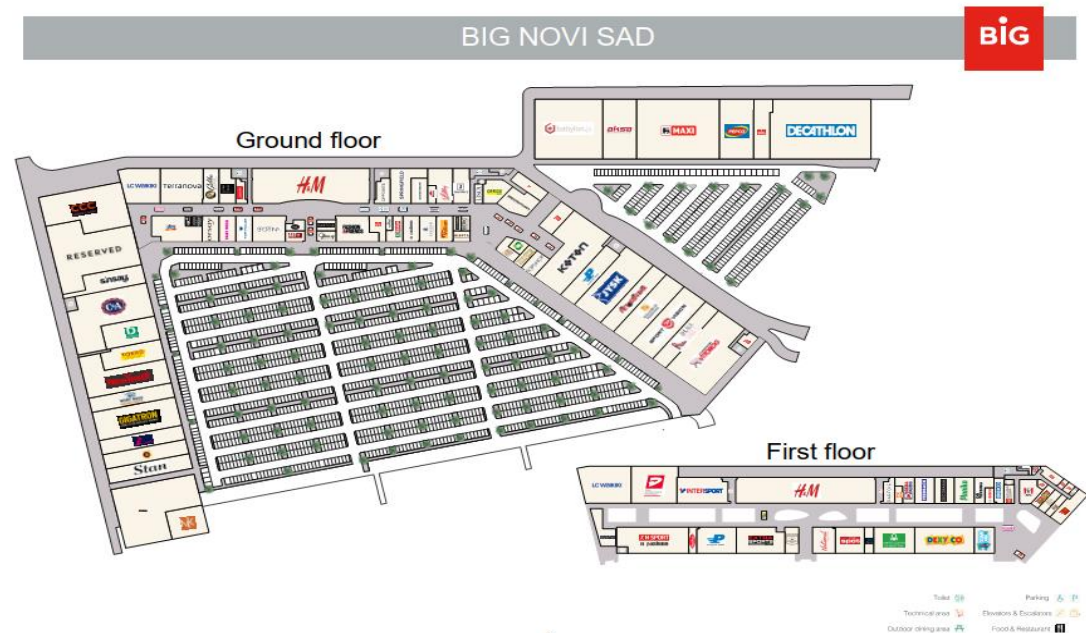
Actual NOI 1-6 2022: **€3.2 Million**

Yearly stabilized NOI: **€6.4 Million**

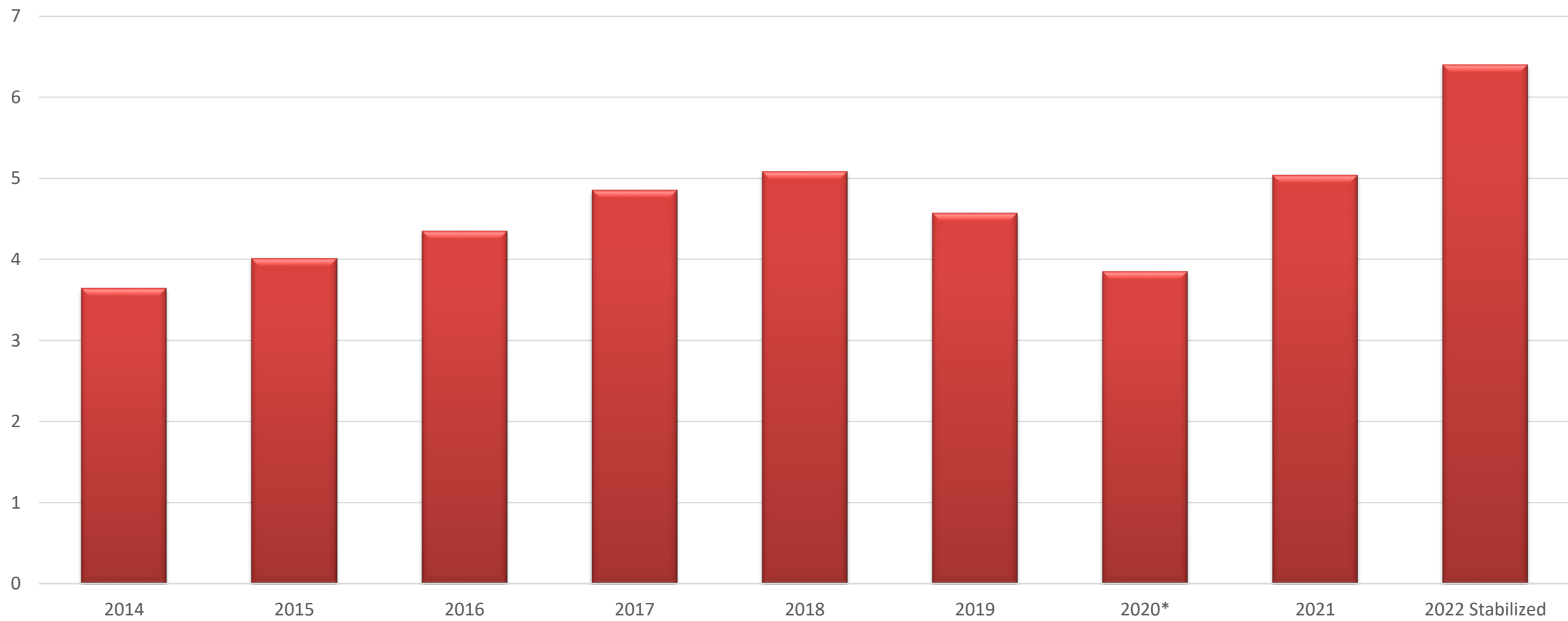
Value: **€66.8 Million**

Outstanding loan at 30/06/22:  
**€26.48 Million**

Average load 1-6 2022: **7.09%**



NOI in € Million



\*Covid restrictions

■ NOI

# BIG BIG ZRENJANIN

Status: **Opened 2015**

Actual NOI 1-6 2022: **€1.05 Million**

Takeover date: **Q1 2020**

Yearly stabilized NOI: **€2.1 Million**

GLA: **23.8K m<sup>2</sup>**

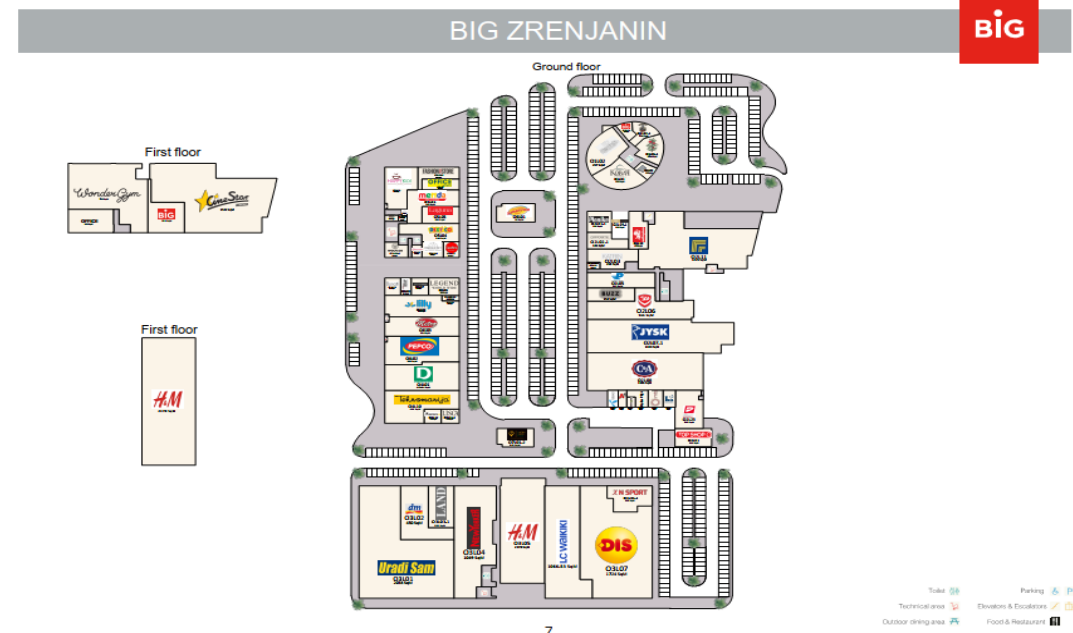
Value: **€23.7 Million**

Parking spaces: **700**

Outstanding loan at 30/06/22:  
**€10.9 Million**

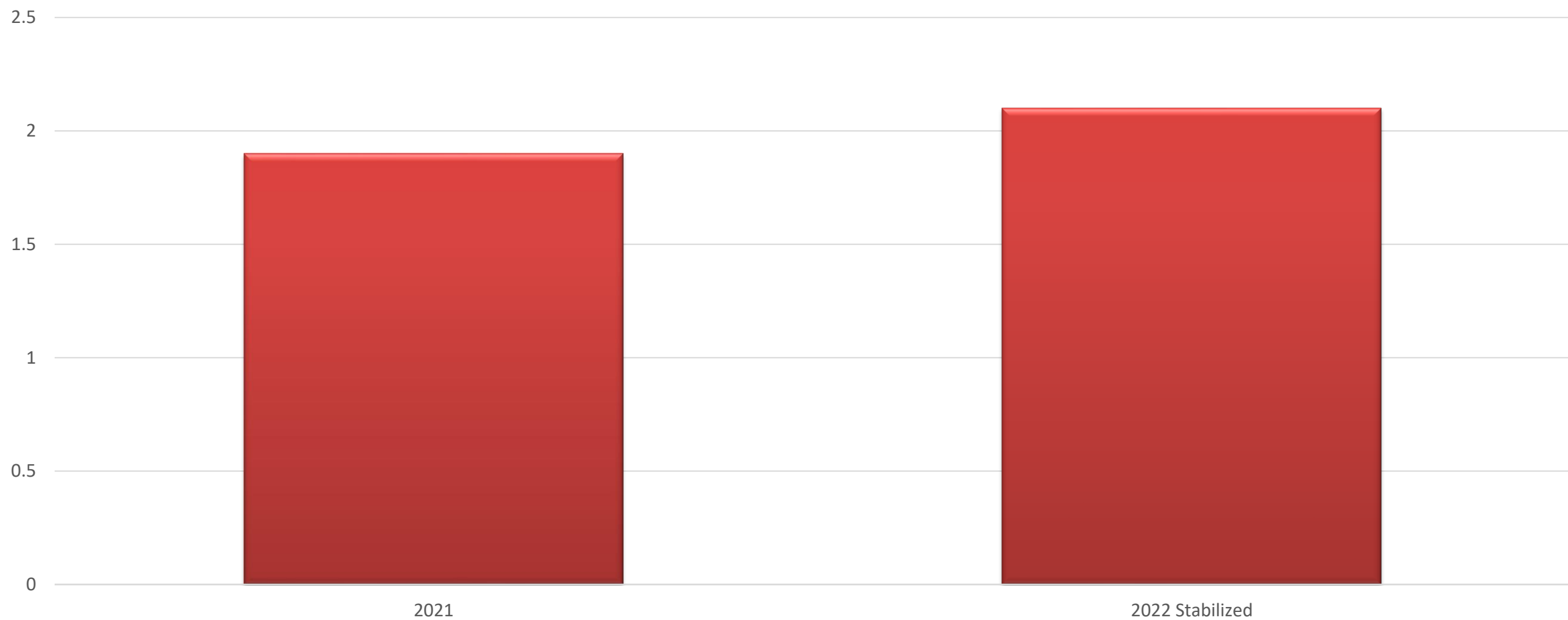
Occupancy: **100%**

Average load 1-6 2022: **7.41%**





**NOI in € Million**



**BiG**

# **BIG** ZRENJANIN Extension

Status: **Under development**    Project cost: **€9 Million**

GLA: **8K m<sup>2</sup>**    Expected NOI: **€0.9 Million**

Estimated opening date: **Q4 2023**





# BIG BIG RAKOVICA

Status: **Opened 2017**

Actual NOI 1-6 2022: **€1.5 Million**

Takeover date: **Q3 2019**

Yearly stabilized NOI: **€3 Million**

GLA: **23.6K m²**

Value: **€33.4 Million**

Parking spaces: **700**

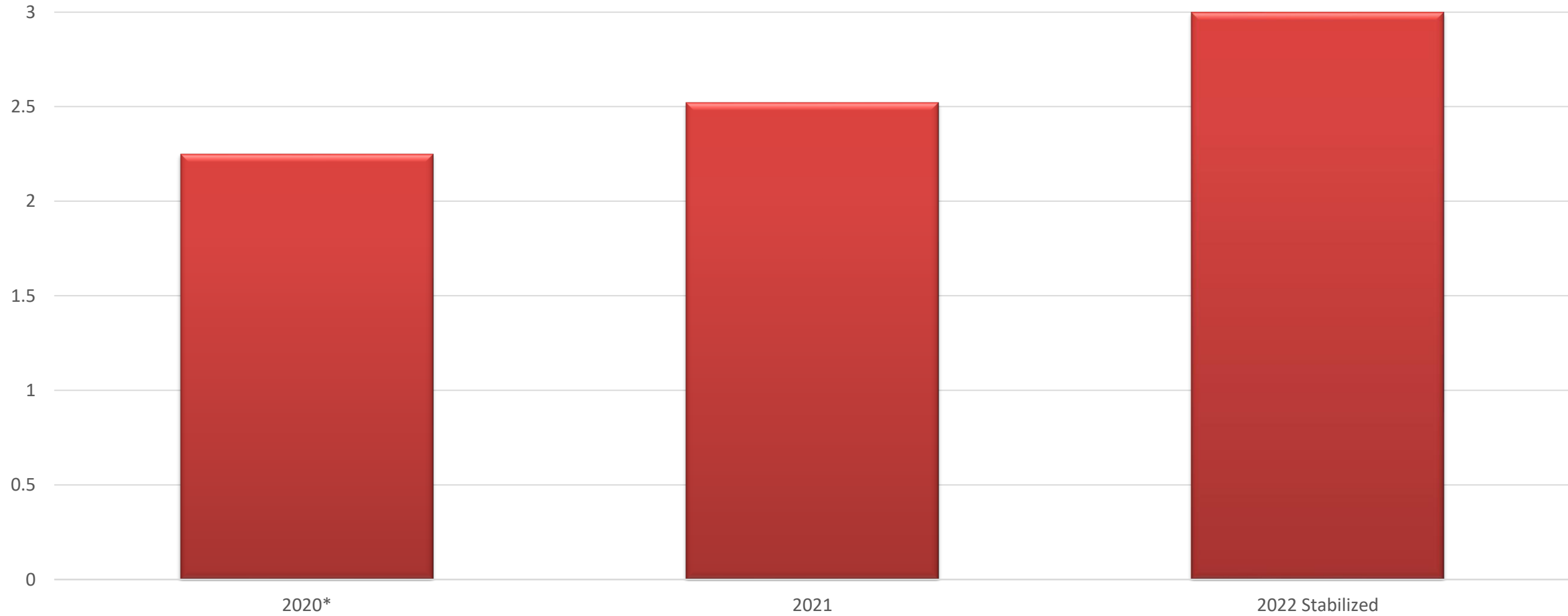
Outstanding loan at 30/06/22:  
**€19.5 Million**

Occupancy: **100%**

Average load 1-6 2022: **7.56%**



**NOI in € Million**



\*Year of take over and Covid restrictions

■ NOI

**BIG** **BIG FASHION** KRAGUJEVAC

Status: **Opened 2012**

Actual NOI 1-6 2022: €2.1 Million

Takeover date: Q4 2021

Yearly stabilized NOI: €4.2 Million

GLA: 22.5K m<sup>2</sup>

Value: €48 Million

Parking spaces: 600

Outstanding loan at 30/06/22:  
€36.5 Milion

Occupancy: 90%

Average load 1-6 2022: 9.08%



## BIG FASHION KRAGUJEVAC

**BIG**  
FASHION

### Ground floor





# BIG BIG PANČEVO

Status: **Opened 2011**

Actual NOI 1-6 2022: **€1.65 Million**

Takeover date: **Q4 2018**

Yearly stabilized NOI: **€3.3 Million**

GLA: **28.7K m<sup>2</sup>**

Value: **€39 Million**

Parking spaces: **800**

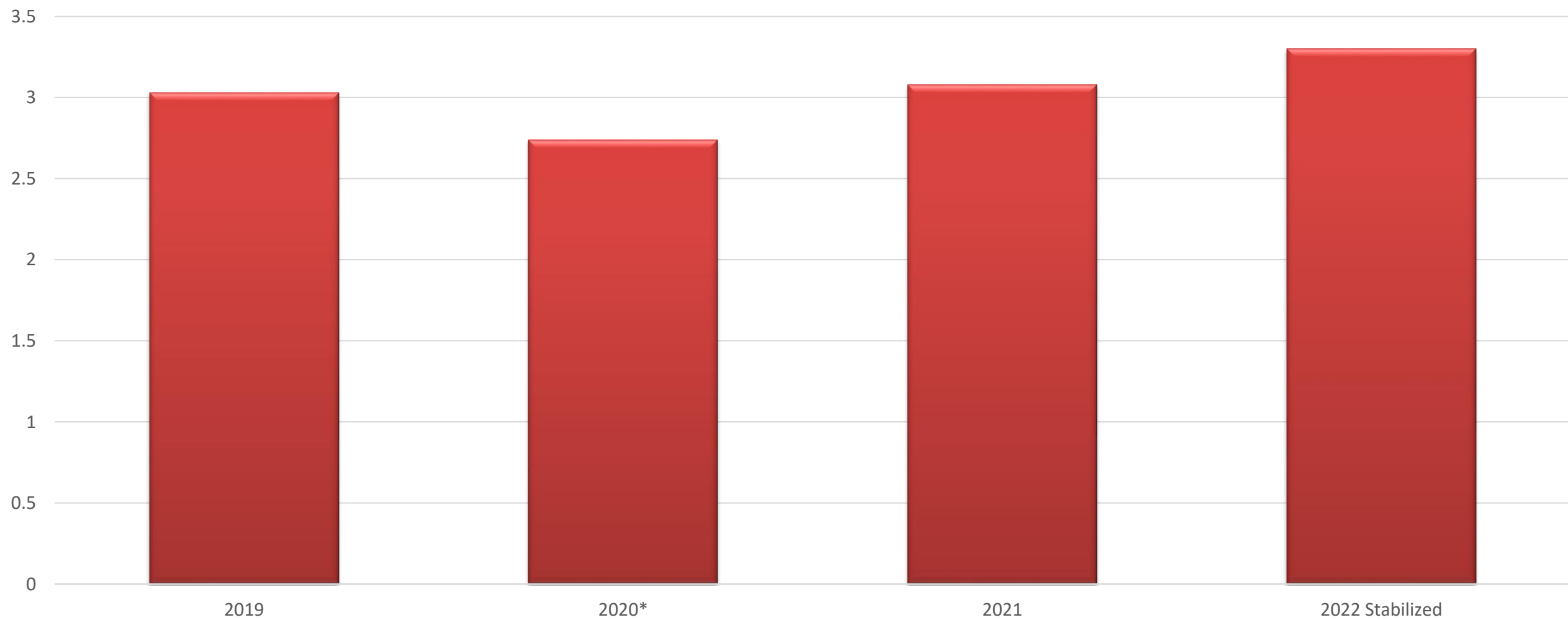
Outstanding loan at 30/06/22:  
**€16.5 Million**

Occupancy: **100%**

Average load 1-6 2022: **7.68%**



**NOI in € Million**



\*Covid restrictions

■ NOI

# BIG BIG KRUŠEVAC

Status: **Opened 2019**

Actual NOI 1-6 2022: **€0.6 Million**

Takeover date: **Q4 2021**

Yearly stabilized NOI: **€1.2 Million**

GLA: **8.4K m<sup>2</sup>**

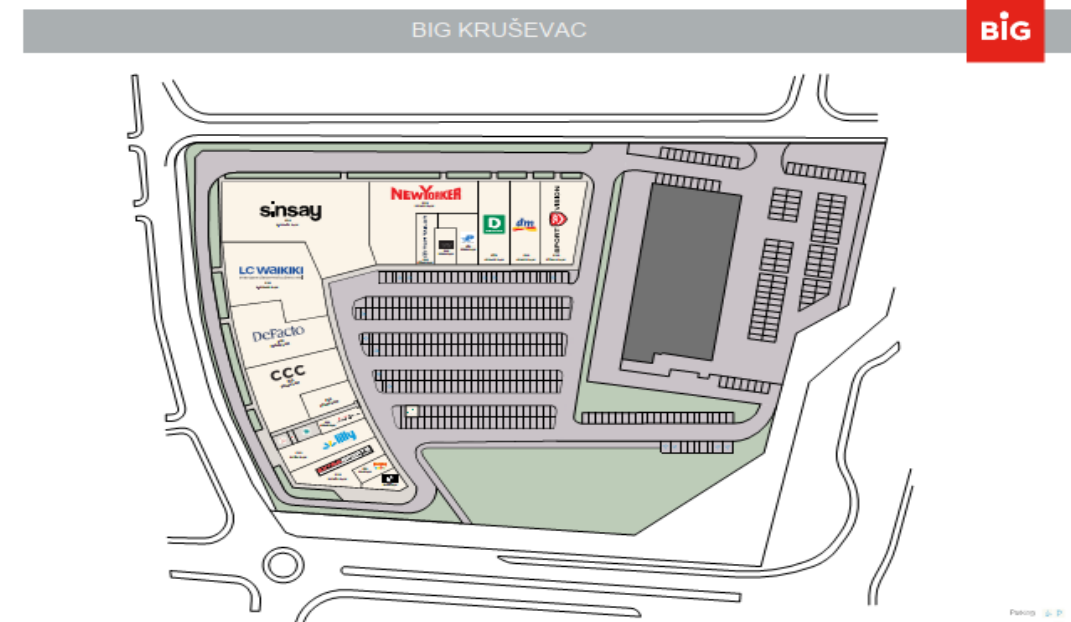
Value: **€12.5 Million**

Parking spaces: **300**

Outstanding loan at 30/06/22:  
**€9.5 Million**

Occupancy: **100%**

Average load 1-6 2022: **7.75%**





# **BiG** **BIG** KRUŠEVAC Extension

Status: Under development Project cost: €2 Million

GLA: 1.6K m<sup>2</sup> Expected NOI: €0.225 Million

Estimated opening date: Q2 2023



**BIG**  
FASHION

# BIG FASHION PODGORICA

Status: **Opened 2008**

Yearly stabilize NOI: **€7.6 Million**

Takeover date: **Q2 2022**

Value: **€95 Million**

GLA: **23.7K m<sup>2</sup>**

Outstanding loan at 30/06/22:  
**€55.9 Million**

Parking spaces: **950**

Occupancy: **100%**



BIG FASHION PODGORICA

**BIG**  
FASHION



ZARA  GUESS  U.S. POLO ASSN.  UNDER ARMOUR TOMMY HILFINGER

Legend:  
Toilet  
Technical area  
Customer entrance  
Parking  
Escalators & Stairs  
Elevators  
Food & Beverage



# **BiG** **BIG** PAZOVA

(UNDER CONSTRUCTION)

Status: **First phase under development**

Project cost: **€19.1 Million first phase / €22.5 Million total**

GLA: **15.7K m<sup>2</sup> first phase / 19K m<sup>2</sup> total**

Expected NOI: **€2 Million first phase / €2.5 Million total**

Estimated opening date: **Q1 2023**





# **BiG** **BIG** ČAČAK

(UNDER CONSTRUCTION)

Status: First phase  
under development

GLA: 16K m<sup>2</sup> first phase  
/ 30K m<sup>2</sup> total

Estimated opening date:  
Q1 2024

Project cost: €20 Million first phase  
/ €40 Million total

Expected NOI: €2.2 Million first  
phase / €4.3 Million total





# **BiG** **BIG** KRAGUJEVAC

(UNDER CONSTRUCTION)

Status: **Under development**    Project cost: **€9.4 Million**

GLA: **8K m<sup>2</sup>**    Expected NOI: **€1.01 Million**

Estimated opening date: **Q2 2023**





# BIG THE CAPITAL PLAZA

Status: **Opened 2015**

Expected takeover date: **Oct 2022**

## Office

GLA: **11.1K m<sup>2</sup>**

Yearly expected NOI\*: **€1.4 Million**

Value: **€17.5 Million**

## Retail

GLA: **7.3K m<sup>2</sup>**

Yearly expected NOI\*: **€0.8 Million**

Value: **€9.6 Million**

## Residential

GLA: **8.8K m<sup>2</sup>**

Yearly expected NOI\*: **€0.9 Million**

Value: **€15.9 Million**

## Hotel

GLA: **9.4K m<sup>2</sup>**

Yearly expected NOI\*: **€ 1.1 Million**

Value: **€12 Million**

\*Yearly expected NOI is under assumption of 100% occupancy





# BIG CITY MALL

Status: **Opened 2016**

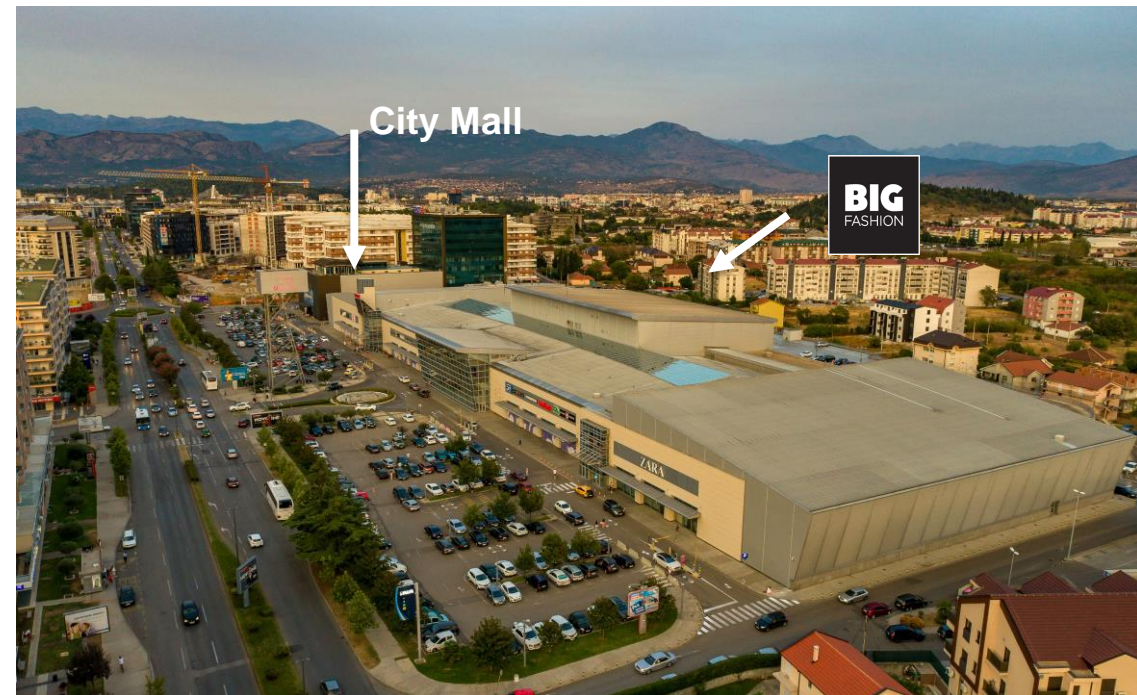
Expected NOI: **€0.85 Million**

Expected takeover date: **Sep 2021**

GLA: **4.5K m<sup>2</sup>**

Parking spaces: **140**

Occupancy: **100%**



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**THANK  
YOU!**

