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Investors notice

BCP's retail park "Hanse center" in Rostock is ranked 3rd place of the best 400 retail parks in Germany for 2017, according to the leading magazine in Germany "Immobilien Zeitung"

BCP will receive the award in Expo Real conference next week.

The property was purchased 4 years ago, since then BCP has executed betterment action in the property.

BCP's retail park "Hanse center" in Rostock is ranked 3rd place of the best 400 retail parks in Germany for 2017, according to the leading magazine in Germany "Immobilien Zeitung". The magazine ranked the retail parks by conducting survey among the tenants in the properties. The score of the survey was figuring in the satisfaction of the tenants with the probability of the stores in the retail parks.

The retail park "Hanse center" is the largest in Rostock and in the federal country Mecklenburg-Vorpommern. The NRA of the retail park is ca. 64K sqm., producing annual rent income of EUR 6.3 M. The property was purchased 4 years ago, since then BCP has executed betterment action in the property as follows:

- Development of additional NRA of ca. 4,000 sqm.
- Improvements of the mix tenants – let in new chains of leading stores (Toom, Depo, KFC), rent increase and changing an anchor tenant due to his financial difficulties.
- Extension of lease agreements for period of 15 years with anchor tenants.
- Implementation of marketing plan in order to raise the numbers of visitors and consumers in the retail park "Hanse center" (growth of footfall).

Consequently of all above, occurred an improvements in occupancy rate (83%¹ to full capacity, as of today) and growth of rent income in ca. 13% (EUR 5.6¹M to EUR 6.3 M).

BCP has been continuing to improve and upgrade the retail park "Hanse center" with an examination of development additional NRA, improvements of the mix tenants and marketing action in order to satisfy the tenants (owner of the stores) and attract more consumers and visitors in "Hanse center".

Link to the publication in "Immobilien Zeitung"

<http://www.immobilien-zeitung.de/1000046554/scpr-2017-10-bestplatzierten,seite-3>

¹ After ca. two month of the purchasing of the retail park an anchor tenant was in financial difficulty. The comparative data of occupancy and income rent are referred to situation after the leaving of the anchor tenant.

BCP

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