Discover the new shopping planet!

The leading super-regional shopping mall in Serbia
Delta Planet is designed to be the leading super-regional shopping mall, and because of its size, offering, and convenient location, it will attract visitors from the city, the whole country, and also from across the region. Around 5,000 workers from many local companies will be engaged in the construction of the mall. Its completion will create over 5,000 new jobs.

According to the plan, Delta Planet will offer 250 stores with various contents to visitors in autumn 2014. Meet the biggest and best-located shopping mall in Serbia, providing a unique shopping experience for all age groups, by offering the largest number of tenants and a wide variety of international and local fashion brands. Delta Planet will change the face of Belgrade and become a symbol for a new quality of life.

The 182,000 m² shopping mall will be located at Autokomanda, Belgrade, near the E-75 highway, in the direction of Nis, with construction scheduled to start in the autumn of 2013. Its excellent position, close to the center of Belgrade and only 20 minutes from the airport, will facilitate access to visitors from the whole region. This EUR 200 million project will not only be the largest investment by the Delta Real Estate Group in the coming period, but will also be the second largest real estate investment in Serbia since 2000.

The Ultimate Shopping Experience

Each day we look for new experiences. To do that, we are building a brand new world – a world made of the best things in this one.
City Landmark
Spectacular Architecture

Looking to the future and the need to create a sustainable "blue" planet, we are creating the first environmentally friendly shopping mall in Serbia by applying all green building and energy efficiency standards during construction.

Blue Planet

This is the first green shopping mall. The building will apply the most modern environmental standards and renewable energy sources with high energy efficiency and full control of harmful substances.
Exploring Delta Planet

Entrance Area
The main entrance for visitors will be from the direction of the Autokomanda roundabout. Easily accessible, it will become a meeting point and relaxation zone, with cafes and gardens in a wide landscaped square.

Shopping Sphere
Fashion boutiques and other stores, restaurants, cafes and a lively food court will occupy two levels of the shopping mall, with easy communication throughout the facility. The size and structure of the mall will allow high visibility of the shop-fronts and make for a very pleasant shopping experience.

Fun Sphere
Above the shopping sphere, Delta Planet will offer unique entertainment facilities for the whole family, including an IMAX technology and "Gold Class" cinema halls as a part of the Megaplex CineStar cinema theater. It will be the first-ever state-of-the-art IMAX technology cinema in Serbia, with picture and sound-quality never seen before on this market. The Fun Sphere will have a fitness and wellness center, various sports facilities and a family-friendly zone.

Roof
The roof of the facility will be a green oasis. It will offer sports, entertainment, and other lifestyle recreation on over 6,500 m² of space.

Hypermarket Sphere
The biggest hypermarket in the region will be beneath these two levels. It will cover about 10,000 m² and, in addition to being a part of the new shopping planet, will itself represent a specific shopping destination.

Parking
The shopping mall will accommodate more than 2,300 parking spaces underground and outside. Three underground levels will be both functional and well-organized, with clearly marked routes of movement and signalization lights. During the process of planning, we took into consideration a more friendly use of the garage space by increasing the width of columns (almost 16m), and reducing the number of pillars, providing a full and easily accessible parking space.
Delta Planet by the Numbers

The gross total area of the shopping mall is 182,000 square meters and it will offer the highest gross leasable area in region, coming to a total of 75,000 square meters.

The project is valued at EUR 200 million, which will be the largest investment by Delta Real Estate Group in the coming period, and also the second largest real estate investment in Serbia in the period from 2000 until today.

<table>
<thead>
<tr>
<th>GBA</th>
<th>182,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLA</td>
<td>75,000 m²</td>
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<tr>
<td>Site</td>
<td>4.9 ha</td>
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<tr>
<td>Investment</td>
<td>200 million euros</td>
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</tbody>
</table>
A Whole New Experience

The Best Tenant Mix

As the largest shopping mall in the region, Delta Planet will have the most attractive tenant mix of 250 stores with various offerings. Of all the brands to be present, 30% will be entering the Serbian market for the first time, and the shopping mall will also enjoy the largest number of anchors in one place. Family-oriented, this mall will provide all-day enjoyment for consumers of all ages.

The Best Entertainment

Delta Planet will have the biggest and the most prestigious cinema in the Balkans, Megaplex CineStar Planet. It will be a completely digitalized megaplex with 18 movie theaters with an overall capacity of 3,300 seats, including IMAX and Gold Class movie theaters. Comfortable air-conditioned theaters with “wall to wall” screens and the highest quality audio-visual technology will revolutionize enjoyment in the movie experience.

IMAX cinemas provide best quality screenings in the world, using IMAX®, IMAX 3D® and IMAX DRM® technology. The luxurious Gold Class theaters will provide a complete and unique experience by combining the features of a lounge, bar, restaurant, and cinema.

Apart from movies, visitors will have the opportunity to enjoy other entertainment, such as the live-broadcasting of concerts, opera, ballet, and sporting events.

The Entertainment Zone will complement the mall with various themed restaurants, fast-food restaurants, and coffee shops.
Super-Regional Shopping Mall

Delta Planet is designed to be the biggest super-regional shopping mall, and because of its size, tenant mix, and convenient location, it will attract visitors from Belgrade, Serbia, and the whole region.

1The primary catchment area draws from over 1,600,000 people and is within 15 minutes of the mall. Access is easy and convenient from any part of Belgrade.

2The secondary catchment area of more than 2.5 million people covers a territory at 30 minutes distance from the mall. Visitors from the Belgrade suburbs and other nearby municipalities will easily reach Delta Planet via highway and bigger transport routes.

3The tertiary catchment area that the shopping mall will attract comprises over 6.9 million people from the whole of Serbia.
Secondary catchment area

30 minutes
2,500,000 people
Primary catchment area

15 minutes
1,600,000 people
Positioned on the city's main traffic artery, Delta Planet will be the biggest shopping attraction of its kind, located in Belgrade.

The construction of an inner ring road is planned in this area. It will pass in the direction of Tabanovacka street on a raised construction about 7m above the present street level. In this section, upward and downward ramps will provide access and will descend on the newly planned roundabout. These changes will make Delta Planet even more accessible to visitors.

Next to the E75 Highway and on the Autokomanda roundabout, near Belgrade’s elite neighborhood, and 5-10 minutes from downtown, it will be easily approachable by car, public transport, and close to a future metro station.

On the south side of the building, access roads will be constructed, enabling smooth and convenient approach to the object.

The Greatest Location

- Delta Planet
- New built accesses
- Autokomanda roundabout
- E 75 Highway
- Main streets

Entrance by car
Entrance for pedestrians
Parking
The Most Convenient Access to the Location

Reaching the shopping mall will always be easy as it will be very close to a public transport hub, the intersection point of numerous city transport lines, among which some of highest traffic lines, with the added benefit of the planned construction of Belgrade metro station. There are 20 different public transportation lines which have stops in the vicinity of Delta Planet.

**Bus lines**

- Zemun (Gornji Grad) – Konjarnik
- Medakovic 3 – Zemun (Beacka)
- Slavija – Medakovic 2
- Studentski trg – Konjarnik
- Pancevacki most – Kumodraz
- Zvezdarska stanica BGD – Bolnica Dragiša Mišović
- Kumodraz 1 – Slavija
- Petlovo Brdo – Banjica (VMA) – Slavija
- Glavna zvezdarska stanica – Mrijeko
- Reznik – Slavija
- Mladenovac 3 – Pancevacki most
- Stari zvezdarski – Zvezdara
- Petlovo Brdo - Slavija
- Banjica 2 – Zemun
- Pancevacki most – Petlovo Brdo
- Vozdovac – Pinosava
- Intercity bus lines

**Tram lines**

- Blok 45 – Banjica
- Kalemegdan (Becko) – Banjica
- Ustanicka – Banjica

**By car**

Access to the shopping mall by car will be possible through newly constructed access roads.

- From Autokomanda roundabout
- Highway from Novi Beograd
- Highway from Nis
- From the inner ring road*

*the inner ring road is still in planning phase
Hypermarket level

Hypermarket
Services
Electronics
Parking

Parking level -3

Parking
Shelter

*the plans shown here may be subject to change
Delta Real Estate is a highly professional company currently focused on developing a large portfolio of shopping malls in the region of Southeast Europe. The company has introduced the international-style shopping mall concept to the Serbian and Montenegrin markets and has brought a new shopping culture and, with it, a new style of living. The portfolio of Delta Real Estate and its successful experience in the region makes the company a leader in real estate investment.

**Delta City Belgrade**
Delta’s first shopping mall in Serbia, opened in 2007, is located in the heart of New Belgrade’s fast-growing residential district. Delta City introduced over 20 world-renowned fashion brands to the Serbian market. Its cutting-edge design, pleasant atmosphere, and attractive tenant mix contribute to full enjoyment of our visitors, and it also earned us the ICSC AWARD for THE BEST SHOPPING MALL IN EUROPE in 2009.

**Delta City Montenegro**
Our second shopping mall, and the first one in Montenegro, was opened in 2008, bringing for the first time a new concept for this market of shopping through entertainment. Utilizing a successful mix of retail including more than 60% of new brand entrants among the shops, the mall became the epicenter of city happenings and a perfect place for the entire family to spend their day.

**Trust Earned from Expertise**

**The International Council of Shopping Centers Award**
Delta City was declared the best shopping mall in Europe at a conference held on April 23, 2009, in Barcelona. The award was given by The International Council of Shopping Centers. Delta City was competing in a field of 41 shopping malls from 19 different countries.

**Europa Property**
Delta Real Estate with its Delta City retail project won the 2007 Europa Property SEE Real Estate Awards, for its contribution to Serbian property market development.

**Delta City Montenegro**
Location: Podgorica, Montenegro
GBA: 46,000 m²
GLA: 24,000 m²
Opening date: 2008

**Delta City Belgrade**
Location: Belgrade, Serbia
GBA: 85,000 m²
GLA: 30,000 m²
Opening date: 2007
Beyond the Planet

Delta Real Estate is a leading regional real estate company in Serbia and the region with a high-performing portfolio of retail, hotel, office buildings, and mixed-use properties, granting Delta Real Estate the internationally recognized image of a company that delivers unique standards, high-quality, and award-winning projects in Serbia and the region.

Delta Real Estate is a member of the Delta Holding Group, the largest private Serbian company.

Our mission is to deliver high-quality and sustainable real estate projects in accordance with international levels and to establish new business standards in the region, primarily in the field of retail industry, hotel industry, and commercial buildings in order to improve the lifestyle and consumer experience while being mindful of environmental preservation.

This is achieved through a set of services that include:

- Strategic project development and investment
- Property management
- Project management control

Values:

LEADERSHIP
Willingness and courage to change the future

SUSTAINABLE GROWTH
The globe is our limit

NEW BUSINESS OPPORTUNITIES
Expertise in services

STRATEGIC POSITIONING
Strong portfolio

RELIABLE PARTNERSHIP
Integrity, mutual respect, and loyalty

OUR TEAM
Highly professional and dedicated team of experts

CREDIBILITY
Quality, certainty, and trust

HEALTHY PLANET
Preservation of the environment and sustainable working environment
This brochure outlines only the concept of Delta Planet and has been prepared for general information and marketing purposes only. The actual project may vary from the plans presented herein. In no circumstances may this brochure be treated as an offer to any potential tenants. Delta Real Estate does not accept responsibility for any factual inaccuracies.