



EAST GATE

— SHOPPING —

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EAST GATE

a gate to various experiences

The state-of-the-art design by the internationally acclaimed Yazgan Design Architectural Studio creates a narrative of exceptional multidimensional aesthetic. Each space has its own distinct character thus creating a thrilling journey filled with new experiences for the visitor.





GREAT RETAIL EXPANSION OPPORTUNITY IN THE HEART OF THE BALKANS

Strategically located for future business expansion, Macedonia is ranked 11th out of 190 countries in ease of doing business according to World Bank's annual report for 2018.

• Status of a candidate country for EU membership in December 2018 and expected full membership in NATO in 2019

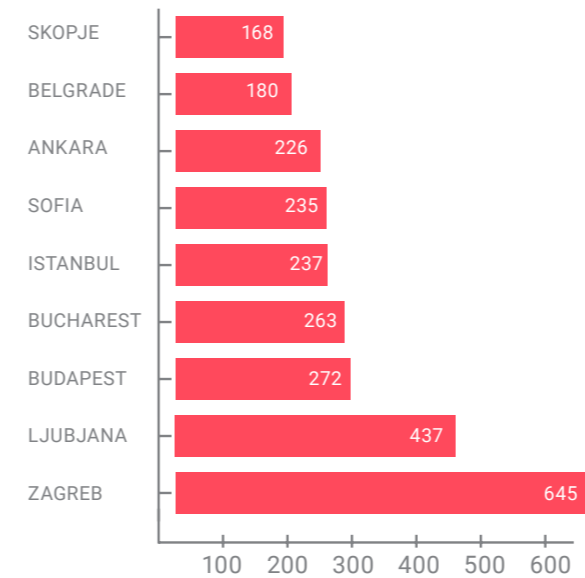
MAJOR NEIGHBORING CITIES

- ★ Prishtina, Kosovo 85 km
- ★ Sofia, Bulgaria 230 km
- ★ Thessaloniki, Greece 245 km
- ★ Tirana, Albania 291 km
- ★ Podgorica, Montenegro 356 km
- ★ Belgrade, Serbia 440 km

Country Area: 25.713 sq. km
Population: 2.0 million
Capital city: Skopje



Retail space supply in sq.m per 1000 inhabitants



MACEDONIAN CITIES

100 km (max 1 hour drive)

- International Airport Skopje** 18 km
- Tetovo, Macedonia** 30 km
- Kumanovo, Macedonia** 40 km
- Gostivar, Macedonia** 55 km
- Veles, Macedonia** 60 km
- Stip, Macedonia** 95 km

THE RIGHT PLACE FOR DOING BUSINESS

The central riverside area of Skopje located in the heart of the Balkans offers quirky cocktail of styles. With population of 578,144 and area of 1,854 km², Skopje is becoming more dynamic market as the investor interests for new developments is increasing rapidly.

With stock of more than 178,000 sq.m, the Skopje retail market has big potential to grow. The supply of retail space is 168 sq.m per 1000 inhabitants. The availability of modern retail space is even significantly lower in the secondary cities. This creates opportunity for further expansion of well-established retailers within big box concepts, as well as in retail parks.

EAST GATE

a gate to a city within a city

East Gate is a synergy of pedestrian friendly urban public spaces, shopping and entertainment center, residential blocks, business plaza and open sport fields combined with a continuous pedestrian axis.



EAST GATE

FIRST MIXED-USE REAL ESTATE DEVELOPMENT



350 million €
Total value of the project



500.000 sqm
Total development area



57.000 sqm
GLA Retail area



60.000 sqm
GLA Office area



1.600 Apartments
Residential area



NEW GENERATION MALL



More than
57.000 sqm
GLA Retail area



Opening in
2021



Retails on
G+1
Floors



Biggest
diversity of
fashion



More than
220
Shopping units



New
concept of
entertainment



2.000
Parking
places



Modern cinema
to host over
1.100 visitors



Unique
dining
experience



Food court
800
seating places



- Highways
- Corridor 10
- Corridor 8

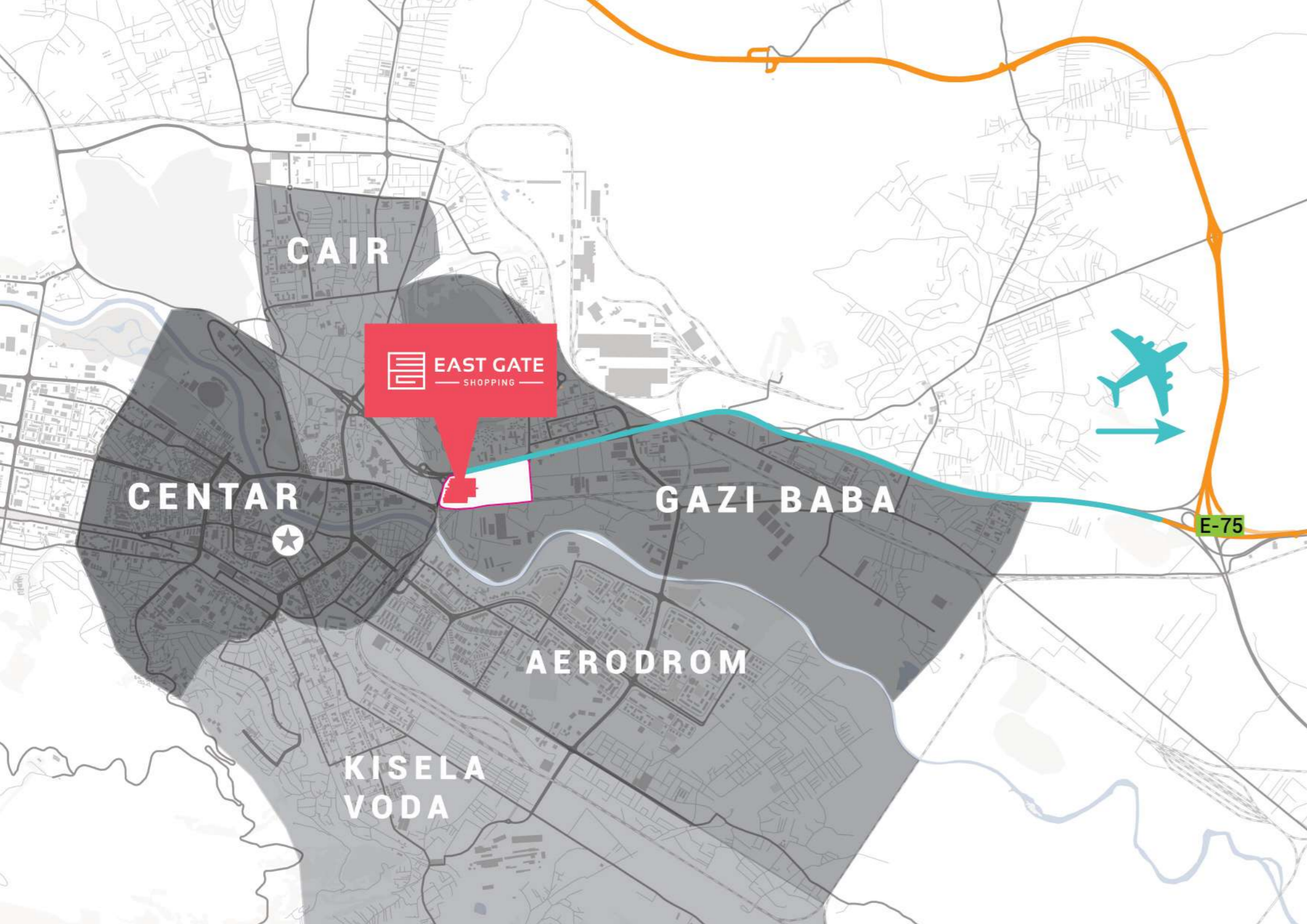
A LINK BETWEEN WEST AND SOUTH EUROPE

Macedonia is a major transportation corridor from Western and Central Europe to Southern Europe and the Aegean Sea. This results with growing number of tourists and passengers who visit the country's capital Skopje on a daily basis.

In addition, two Pan European Corridors (8 and 10) pass through Skopje, as well as two international highways, E65 and E75, which makes a modern motorway that allows cooperation and eases the communication with other European countries.



Access from:

KOSOVO | SERBIA | GREECE | ALBANIA | BULGARIA








FIRST MALL IN THE EAST SIDE OF THE CITY

The East Gate shopping mall is situated along Alexander the Great Boulevard. It provides a connection with M4 national highway route (6.3 km) that further links to the Skopje ring-road (bypass), E75 and E65 international highway routes (17.2 km).

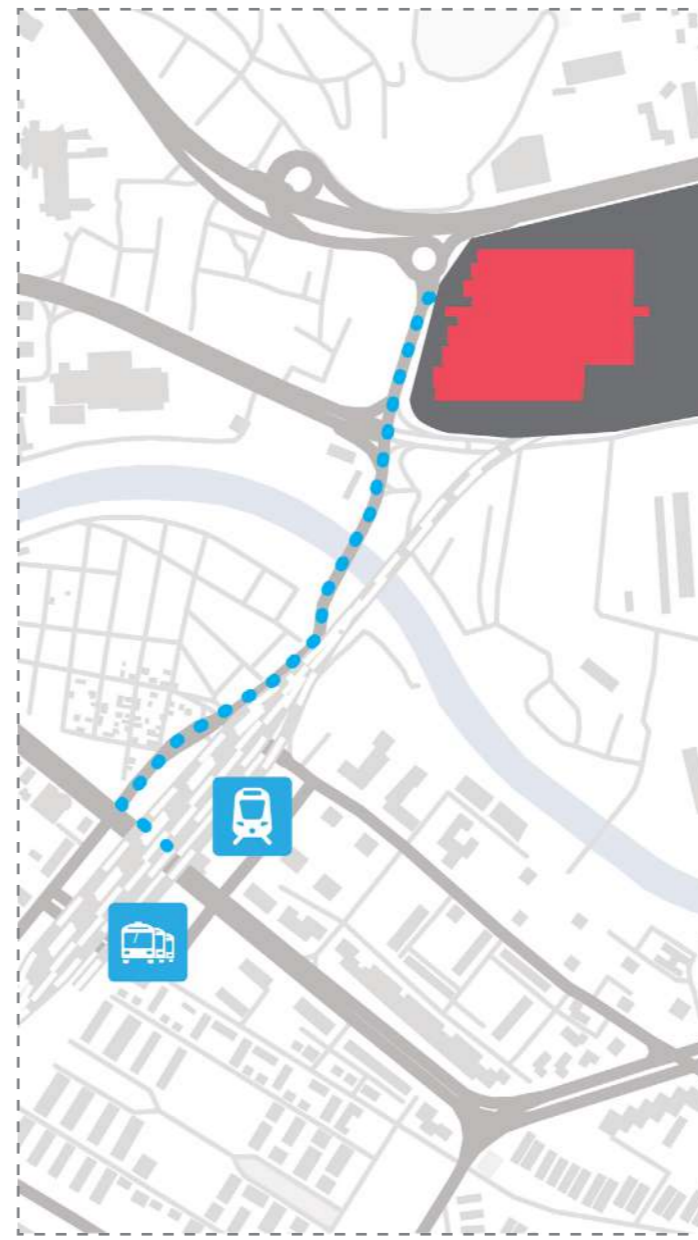
-  Ring Road
-  Boulevard Alexander the Great

POPULATION

DRIVING DISTANCE

-  Aerodrom 98.382 **1.4 km** (5 minutes)
-  Centar 45.412 **2 km** (7 minutes)
-  Cair 64.773 **2.1 km** (7 minutes)
-  Gazi Baba 76.688 **2.9 km** (8 minutes)
-  Kisela Voda 58.216 **4 km** (14 minutes)





EXCELLENT

The East Gate shopping mall has excellent connectivity:
60.400 vehicles passing daily on the streets around the mall.

5 bus lines stopping every 5 minutes

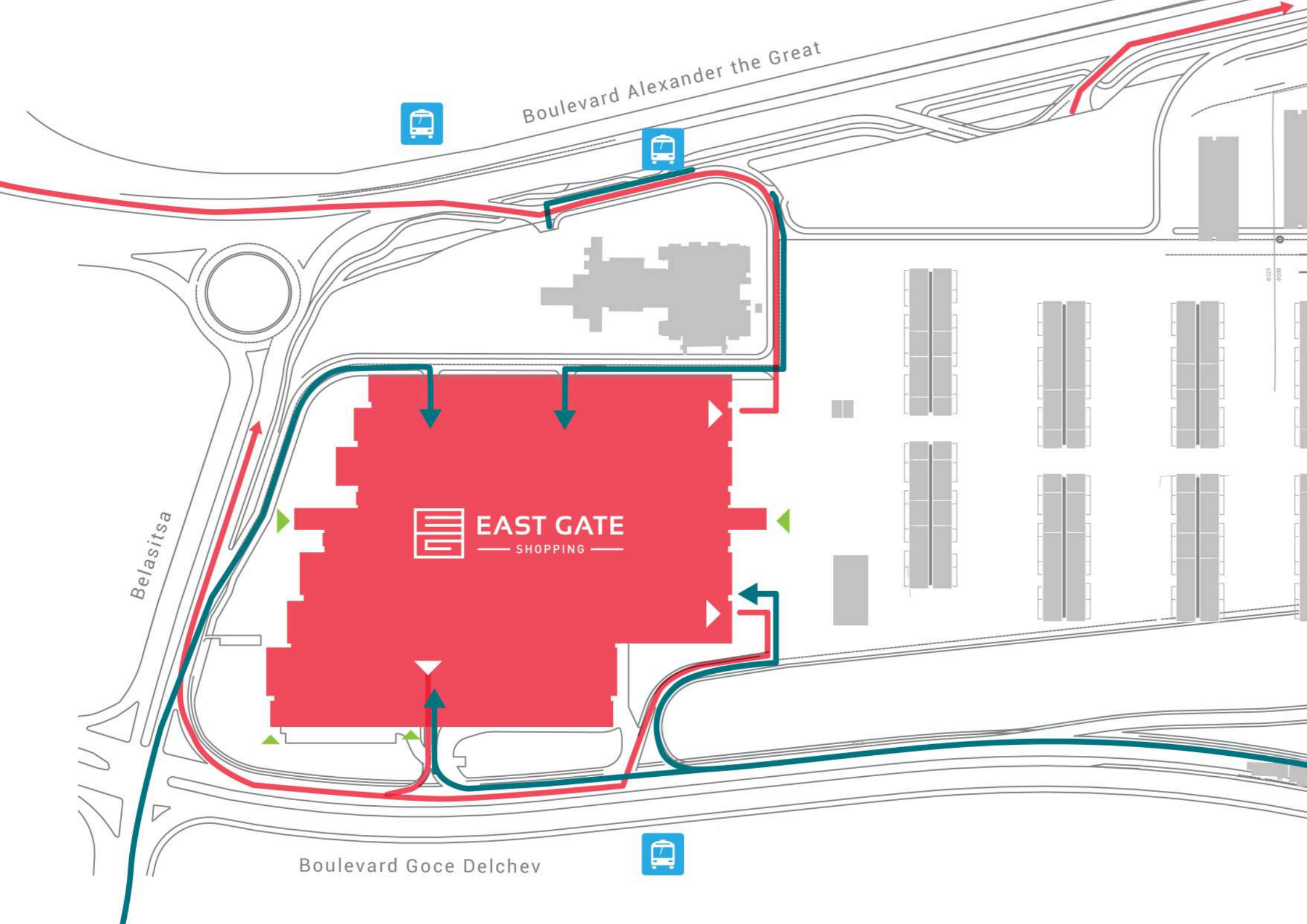
- 2**
- 2A**
- 50**
- 16**
- 65B**



CENTRAL BUS AND RAILWAY STATION





15 min walking distance



EXCELLENT ACCESSIBILITY

Subject property has excellent accessibility:


4
 ENTRANCES


3
 EXITS


 Bus station


 PEDESTRIAN ENTRANCE



CATCHMENT AREA

Primary catchment area: Skopje Region

Secondary catchment area: the cities of Tetovo, Kumanovo, Veles, Gostivar

Tertiary catchment area: Polog region, Northeastern region and Eastern region, Kosovo (Prishtina, Prizren, Kacanik, Urosevac, Lipljan) South Serbia (Bujanovac, Nis, Leskovac, Pirot, Vranje, Prokuplje)

- 10 minutes driving:
625.000 people
- 45 minutes driving:
963.000 people
- 60 minute driving:
2.705.000 people
- Total Shopping Mall Disposable Spending Gap
140.000.000 EUR
- Foreign visitors from Kosovo and Southern Serbia
17.000 daily
- Total Foreign Travelers Daily Spending
1.500.000 EUR

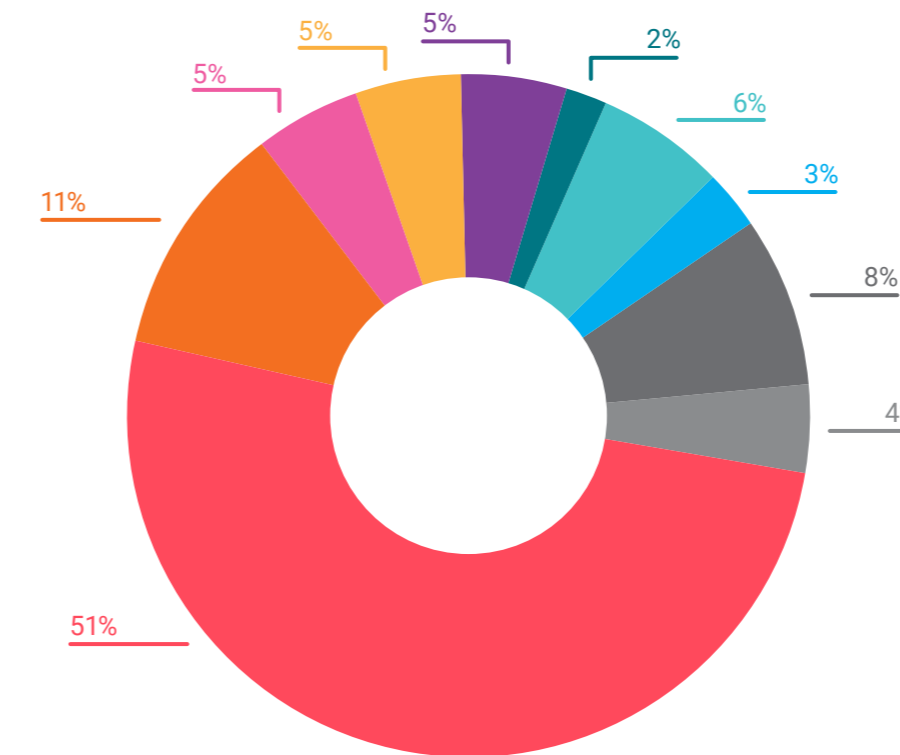
SHOPPING MALL

HIGH CONCENTRATION OF RETAIL UNITS IN ONE PLACE

The vision of East Gate Mall is to become a symbol for a perfect modern retail environment that will offer the City a perfect balance of shopping, entertainment, and a variety of activities that will cater to all ages and tastes.

Shopping units: more than 220

Parking places: 2.000



- Fashion
- Leisure
- Supermarket
- Shoes, Bags & Accessories
- Sportswear
- Health & Beauty
- Kids & Toys
- Electronics & Home Décor
- Food & Beverages
- Other (including service)





SUPERMARKET

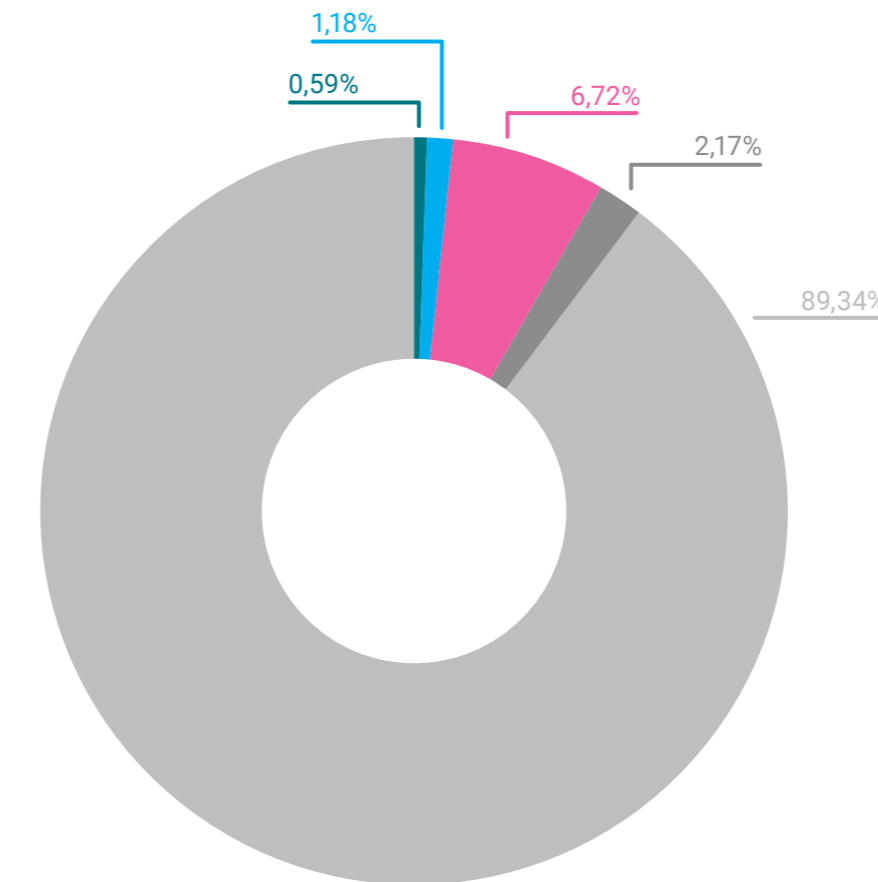
Latest research has shown that 81 % of Macedonian consumers have the habit of shopping in big supermarkets on a daily level. East Gate offers this option to its visitors which will make their stay complete and will meet their every need.

BASEMENT -2

When grocery shopping means vast choice and convenience

Floor -2 offers easy accessibility to the supermarket and service area from the parking lot. Place where loyalty is created when it comes to big grocery shopping trips. This floor is envisioned to include health and beauty centers as well, all adding to the perfect balance of what a modern mall should provide.

GLA: 4.740 sqm
Parking places: 1.000



- Health & Beauty
- Home & Electronics
- Supermarket
- Service
- Parking



- ▼ ENTRANCE
- ⇅ LIFT
- ↕ TRAVELATOR 10° ESCALATOR
- RAMP
- WC TOILETS
- P PARKING



ELECTRONICS SHOP

Lead by the idea to create a place where the consumers can find everything at one location, an integral part of that strategy is an electronics shop. Gadgets, home appliances and cutting edge electronics will be just part of the vast offer.

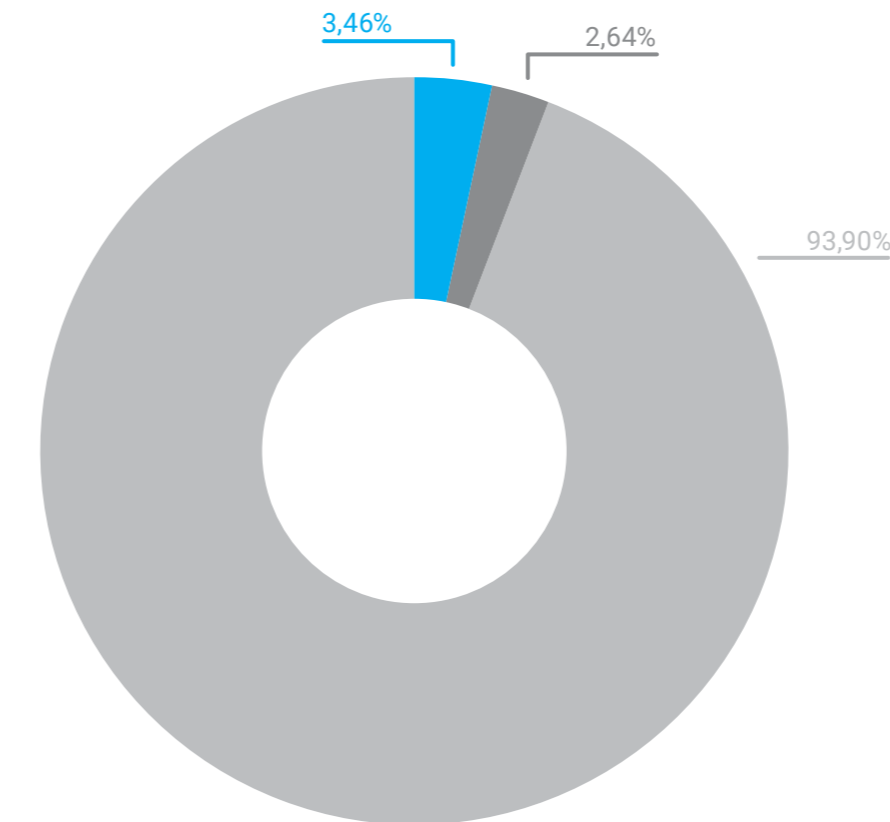
BASEMENT -1

Everything your home needs, at one place

Floor -1 further expands the retail offer with home décor shops and electronic appliances. This floor has it all, ranging from high-end technology and electronic gadgets to appliances needed for every household.

GLA: 2.540 sqm

Parking places: 1.000



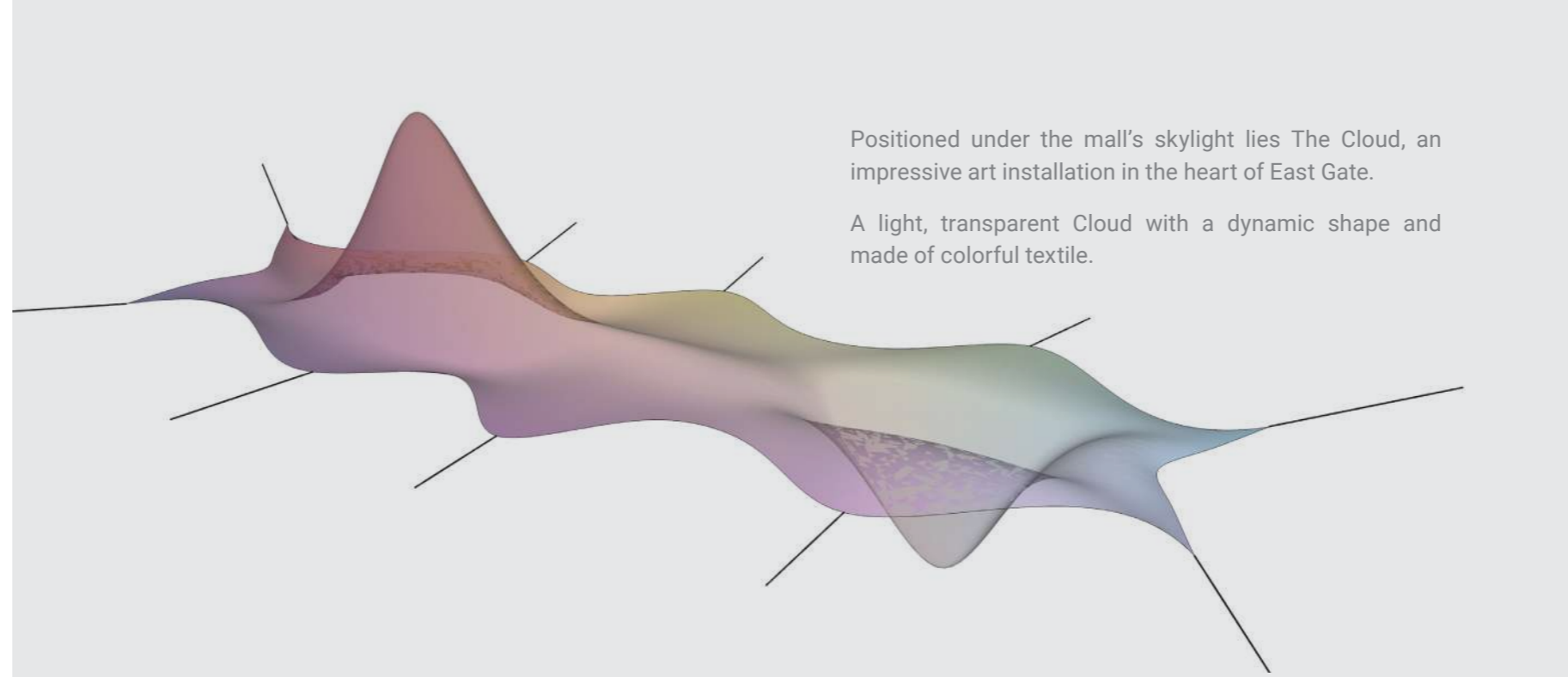
- Home & Electronics
- Other (service included)
- Parking



- ▼ ENTRANCE
- ▲ CAR ENTRANCE
- LIFT
- ▲▼ CAR ENTRANCE & EXIT
- ▲▼ TRAVELATOR 10° ESCALATOR
- RAMP
- WC TOILETS
- P PARKING



East Gate Boulevard, an urban and lifestyle street within the shopping center, linking the outside with the inside area.



Positioned under the mall's skylight lies The Cloud, an impressive art installation in the heart of East Gate.

A light, transparent Cloud with a dynamic shape and made of colorful textile.

GROUND FLOOR

MODERN RETAIL ENVIRONMENT

The story begins with the spacious and elegant arcade shop fronts on the East Gate Boulevard. The fashionable sections and the remarkable view of the entire corridor under the impressive arches and skylight ceiling create a perfect modern retail environment to be filled with major high-street brands and well known retailers.

East Gate's Boulevard white arcade frames the street that links the Shopping & Entertainment Center with the Event Plaza, the Residential Complex, the Business Plaza, the Sports Fields and with the gorgeous urban landscape on the east part.

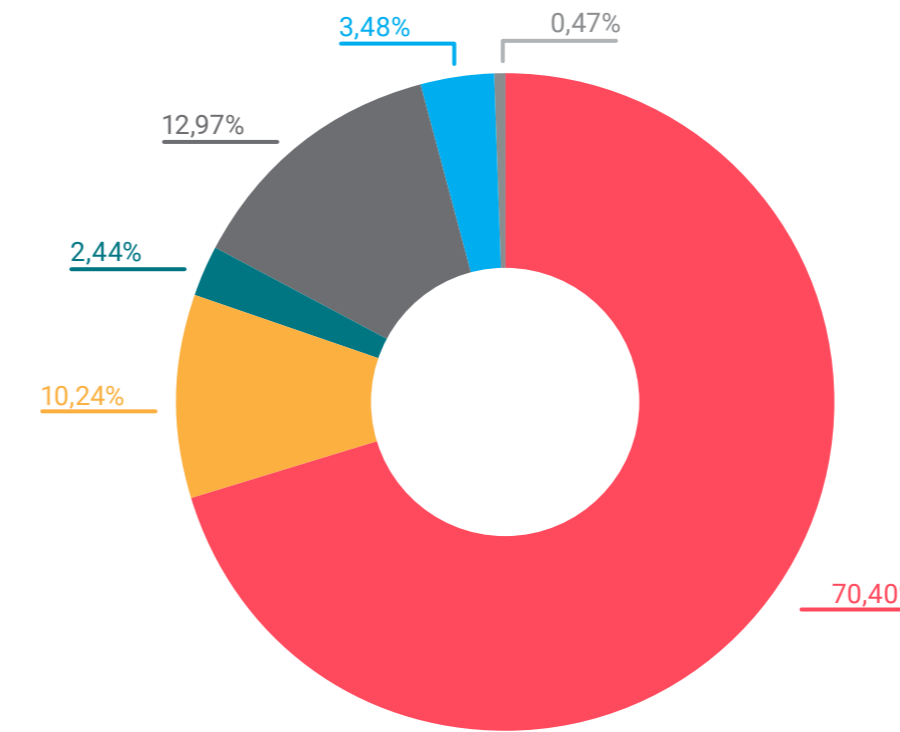


GROUND FLOOR

Experience shopping like never before – diversity of brands at one place

The shopping story begins on the ground floor with the spacious and elegant arcade shop fronts of the East Gate Boulevard, staging fashionable sections and impressive view of the entire corridor under the impressive arches and skylight ceiling - a perfect modern retail environment to be combined of major high-street brands and well known retailers.

GLA: 22.720 sqm
Terrace: 1.820 sqm



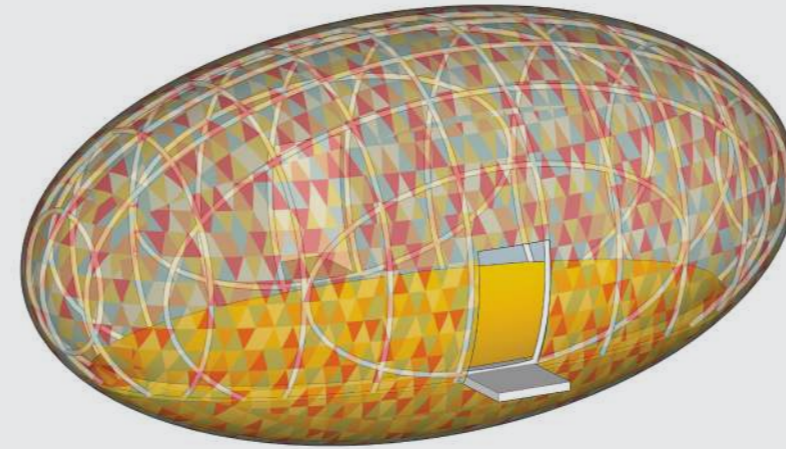
- Fashion
- Shoes, Bags & Accessories
- Health & Beauty
- Food & Beverages
- Electronics & Home Décor
- Other (including service)



THE FOOD COURT EXPERIENCE

The shopping mall's Food Court is more than a food court. East Gate's Food Court transforms eating into a gourmet experience and includes a fun eating space for children with "The Aquarium".

Explore the East Gate food destination with various food shops and diverse sitting areas with colorful and pleasant environment. The sitting area of the food court is 1700 sqm and has capacity to host over 800 visitors.



HOLISTIC ENTERTAINMENT EXPERIENCE FOR ALL AGES AND TASTES

The vision of East Gate is to offer a holistic experience for the entire family. Proof of that is the Children Court with its warm and welcoming spaces dedicated to the youngest - a futuristic playground for children and their parents.

FIRST FLOOR

The 1st floor of the mall, not only it continues the shopping story, but it also represents a multi-purpose entertainment and leisure hub, with a range of activities that cater to all ages and tastes.

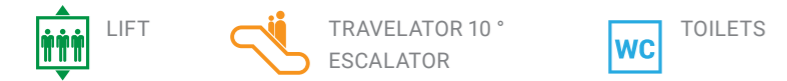
A major draw for those seeking fun and a place to meet friends and socialize - it represents a holistic experience for the entire family.

One of the mall's hallmarks is the cinema that is planned to have 6 screens with capacity to host 1100 visitors.



ISLAND CAFÉ

Experience a new generation gourmet café. Explore the comfort of the design and the relaxing and enjoyable seating spaces in the Green Court.



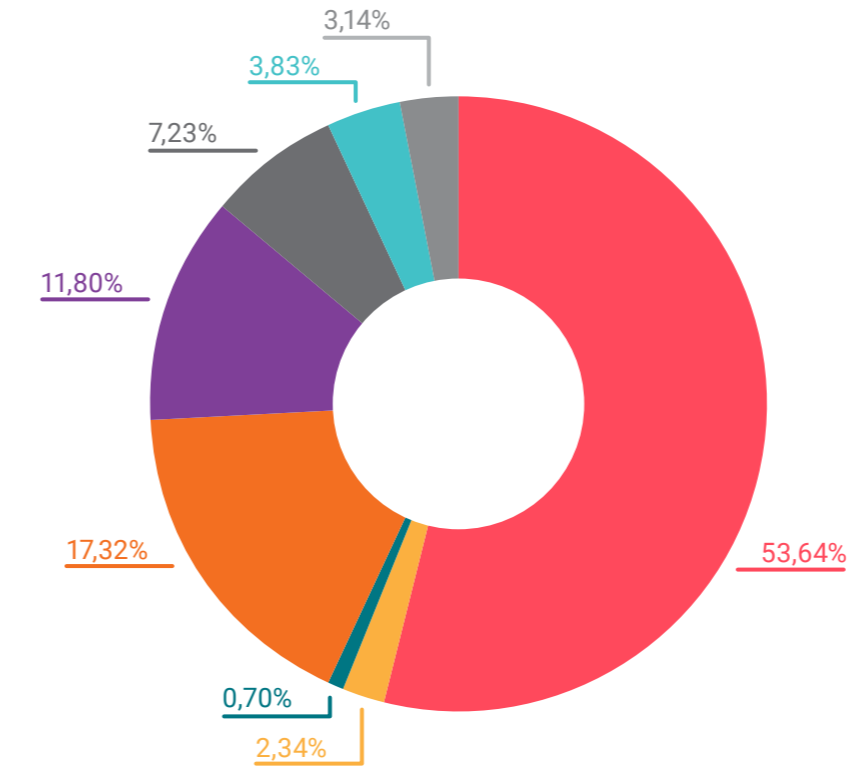
FIRST FLOOR

Greatest variety of entertainment and leisure activities

The 1st floor of the mall is envisioned as a multi-purpose entertainment and leisure hub, with a range of activities that cater to all ages and tastes. A major draw for those seeking fun and a place to meet friends and socialize - a holistic experience for the entire family.

The cinema is planned to have 6 screens with capacity to host 1100 visitors.

GLA: 20.140 sqm

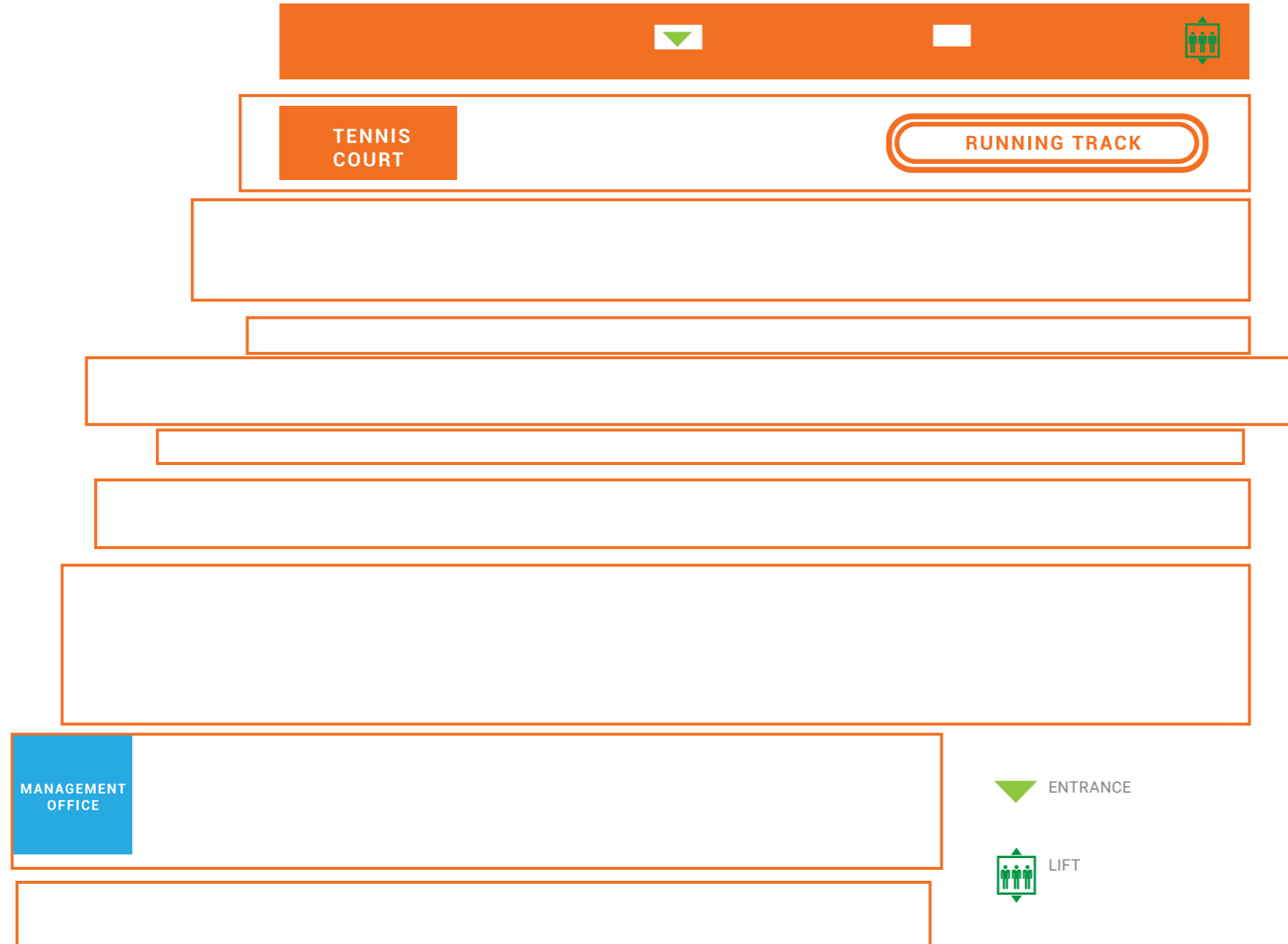


- Fashion
- Sportswear
- Shoes, Bags & Accessories
- Food & Beverages
- Health & Beauty
- Kids & Toys
- Leisure
- Other (including service)



FITNESS

A modern fitness studio is part of the complex so the gym-goers can be active and take care of their health in a comfortable surrounding and with state-of-the-art fitness equipment.



SECOND FLOOR

The perfect place for the fitness enthusiasts

The 2nd floor of the mall is the perfect place for the gym-goers. The designated area for a fitness gym will be equipped to the highest standards and will offer a new experience when it comes to well-being and healthy lifestyle.

The fitness area will have as well a running track, tennis courts and lounge sports bar with sauna and wellness area.

GLA: 4.980 sqm

■ Leisure

EAST GATE

Shopping & Entertainment Center's elaborately designed segmented facade; the expression of interior excitements from outside

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+389 (2) 5514 283

shopping@eastgate.mk

www.eastgate.mk

Exclusive Leasing Agent



+389 (2) 310 10 00

egm@cwforton.mk

www.cwforton.mk
