

BIG CEE 2023

By BIG SHOPPING CENTERS



ABOUT BIG CEE

ASSETS IN
OPERATION

15

GLA IN
OPERATION

349K m²

RETAIL
PARKS

8

SHOPPING
MALLS

3

DESIGNER
OUTLETS

1

IN
DEVELOPMENT

3

MIXED USE
PROJECTS

2

LOGISTIC
CENTERS

1



BIG Shopping Centers Israel was established in 1994 by Mr. Yehuda Naftali. It is a leading real estate group in Israel, focused on developing, investing and operating in retail parks, shopping malls, logistics, offices, residential and renewable energy. BIG is publicly traded on the Tel-Aviv Stock Exchange since 2006. It is included in the prestigious TA-35 index (the index of the 35 most prominent companies listed on TASE). BIG is also the controlling shareholder (circa 89.29%) of AFI Properties Ltd.

BIG CEE is the subsidiary of BIG Shopping Centers, founded and based in Belgrade, Serbia since 2007, with a mission of developing the BIG brand in Balkan countries. BIG CEE is focused on implementing BIG Shopping Centers strategy and vision in Serbia and neighboring countries such as North Macedonia, Albania, Montenegro. In the previous years BIG CEE has purchased and developed a significant number of commercial real estate projects in Serbia and has recently entered the Montenegrin market. With a focus on the company's core product – Retail Parks, BIG CEE has successfully become one of the leading commercial real estate developers in Serbia and the Balkan region.



BIG CEE holds and operates 15 active assets - 13 in Serbia and 2 in Montenegro.

BIG CEE is the owner and operator of 8 of the biggest Retail Parks in Serbia which are branded as BIG, 3 Shopping Malls which are branded as BIG Fashion and the only Designer Outlet in the country branded as BIG Fashion Outlet. 3 additional retail parks are currently under construction and planned for opening in 2024, additionally there are planned extension phases in many of the existing Retail Parks. In Montenegro BIG CEE owns the biggest and most significant shopping mall in the country – BIG Fashion Podgorica and a unique mixed-use project which includes a Hotel, Commercial and Office space - called The Capital Plaza.

BIG CEE is also the owner of other asset types in Serbia such as a large Residential project, an office building and a logistics warehouse, in addition to several land plots for future developments.



BIG FASHION BELGRADE SERBIA

Opened:
2017

GLA:
32,000 m²

Occupancy:
99%

Parking Spaces:
800





BIG FASHION BELGRADE



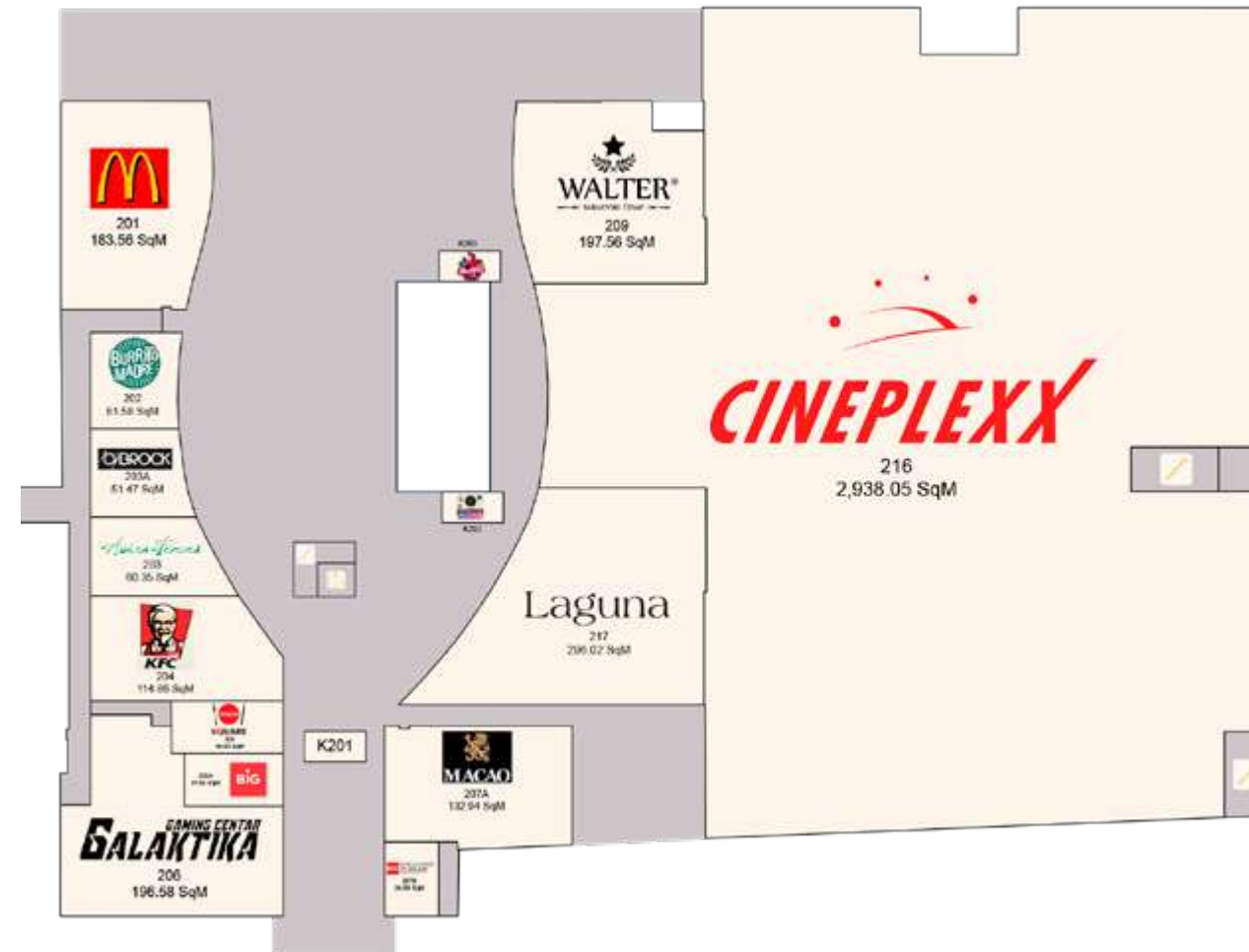
Ground Floor



1st Floor



BIG FASHION BELGRADE



2nd Floor



BIG BELGRADE SERBIA

Opened:
2019

GLA:
15,000 m²

Occupancy:
100%

Parking Spaces:
590

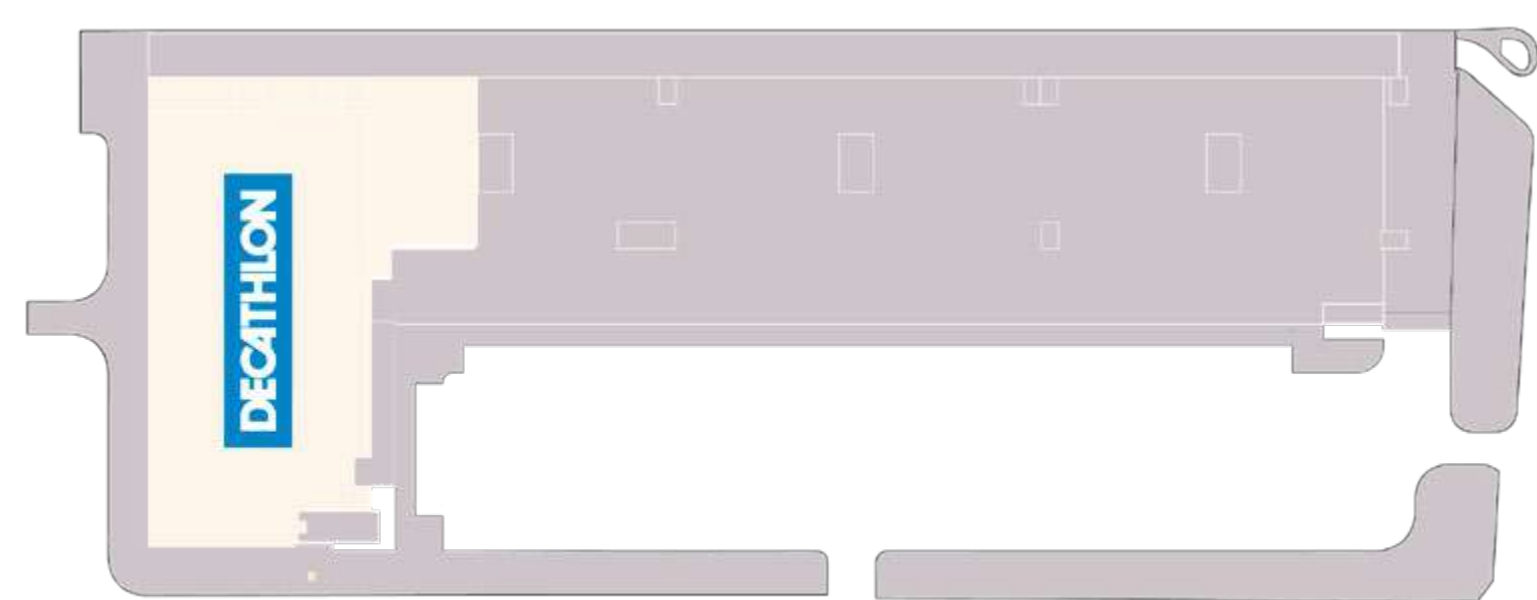




BIG BELGRADE



Ground Floor



1st Floor



BIG RAKOVICA

SERBIA

Opened:
2017

GLA:
24,000 m²

Occupancy:
100%

Parking Spaces:
700





BIG RAKOVICA





BIG NOVI SAD SERBIA

Opened:
2012

GLA:
46,000 m²

Occupancy:
100%

Parking Spaces:
1,800





BIG NOVI SAD



Ground Floor



BIG NOVI SAD



1st Floor



BIG FASHION KRAGUJEVAC SERBIA

Opened:
2012

GLA:
23,000 m²

Occupancy:
100%

Parking Spaces:
600





BIG FASHION Kragujevac



Ground Floor



BIG FASHION Kragujevac



1st Floor



BIG Kragujevac SERBIA

Opened:
2023

GLA:
7,000 m²

Occupancy:
100%

Parking Spaces:
170





BIG KRAGUJEVAC



1st Floor





BIG FASHION OUTLET INDIJA SERBIA

Opened:
2012

GLA:
11,000 m²

Occupancy:
99%

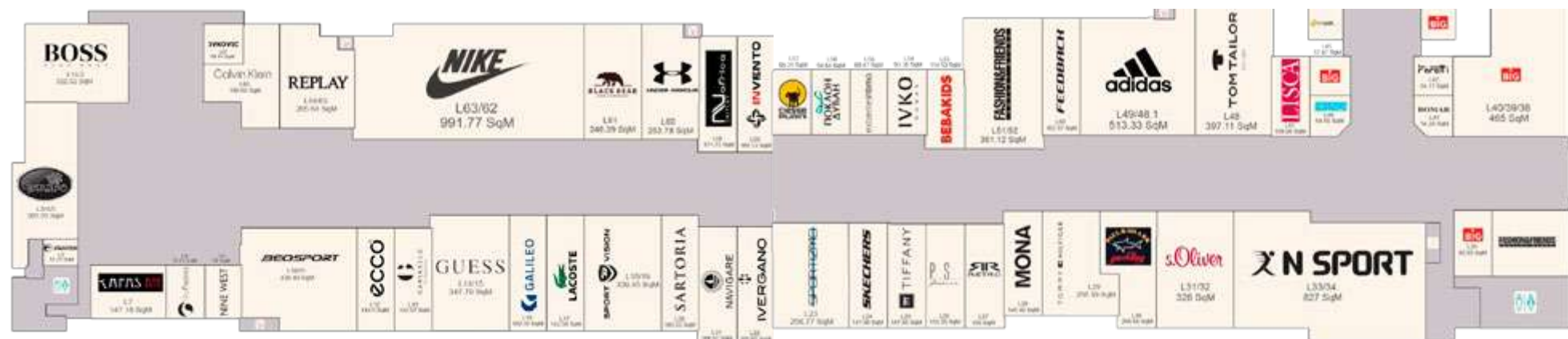
Parking Spaces:
1,200





BIG FASHION OUTLET INDIJA

Ground Floor





BIG PANČEVO SERBIA

Opened:
2011

GLA:
28,000 m²

Occupancy:
100%

Parking Spaces:
800





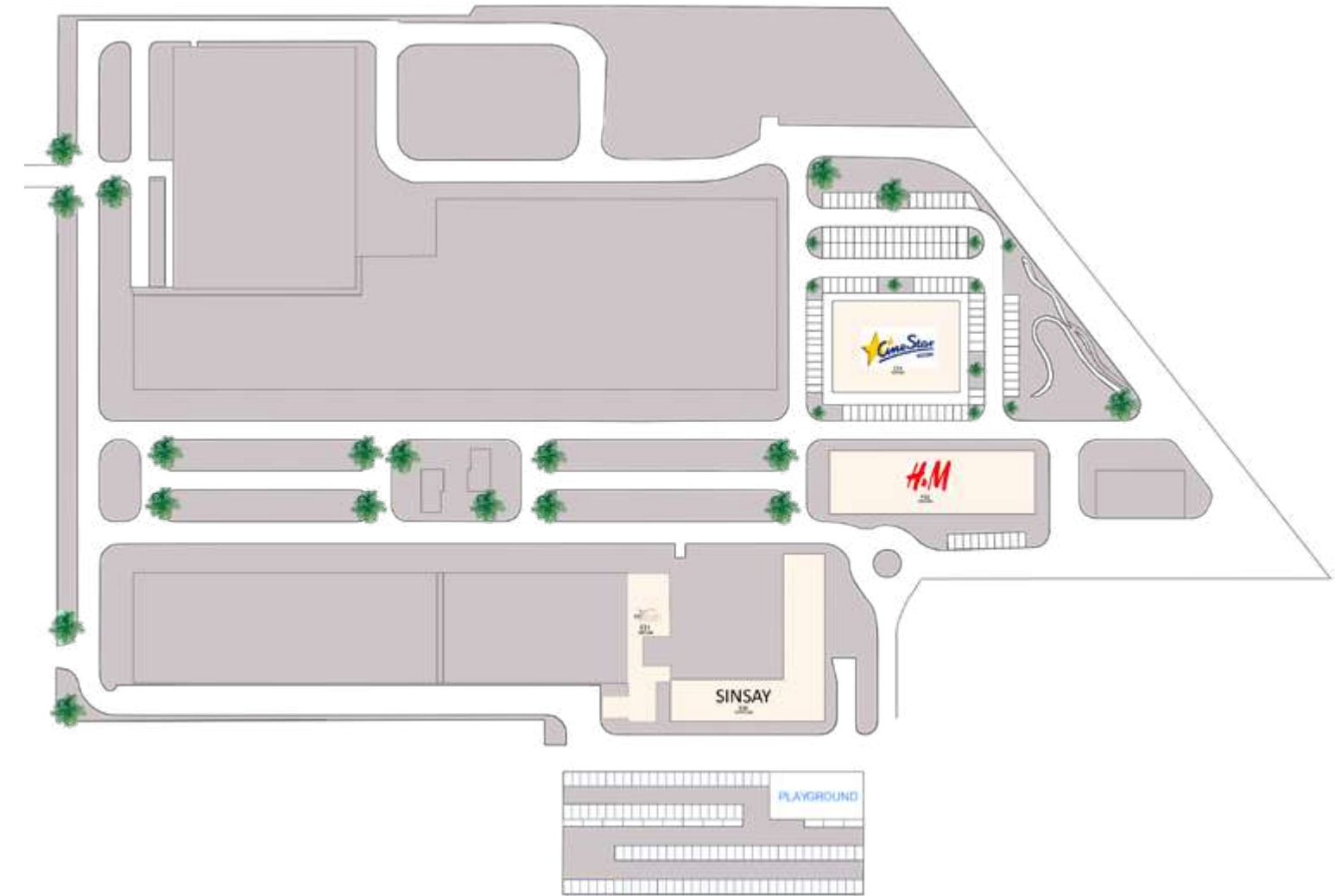
BIG PANČEVO



Ground Floor



BIG PANČEVO



1st Floor



BIG ZRENJANIN SERBIA

Opened:
2015

GLA:
24,000 m²

Occupancy:
99%

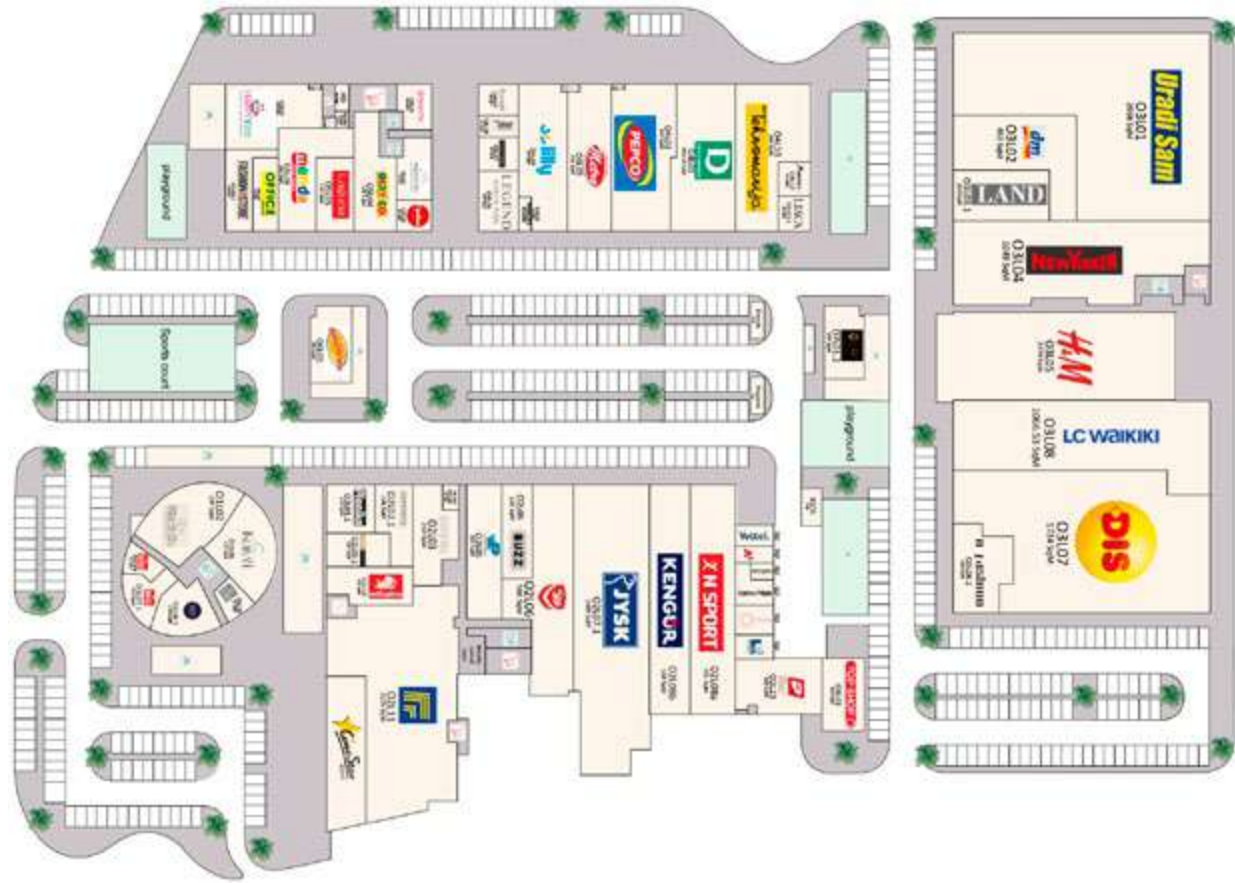
Parking Spaces:
650





BIG ZRENJANIN

Ground Floor



1st Floor



NEW PHASE





BIG PAZOVA SERBIA

Opened:
2023

GLA:
16,000 m²

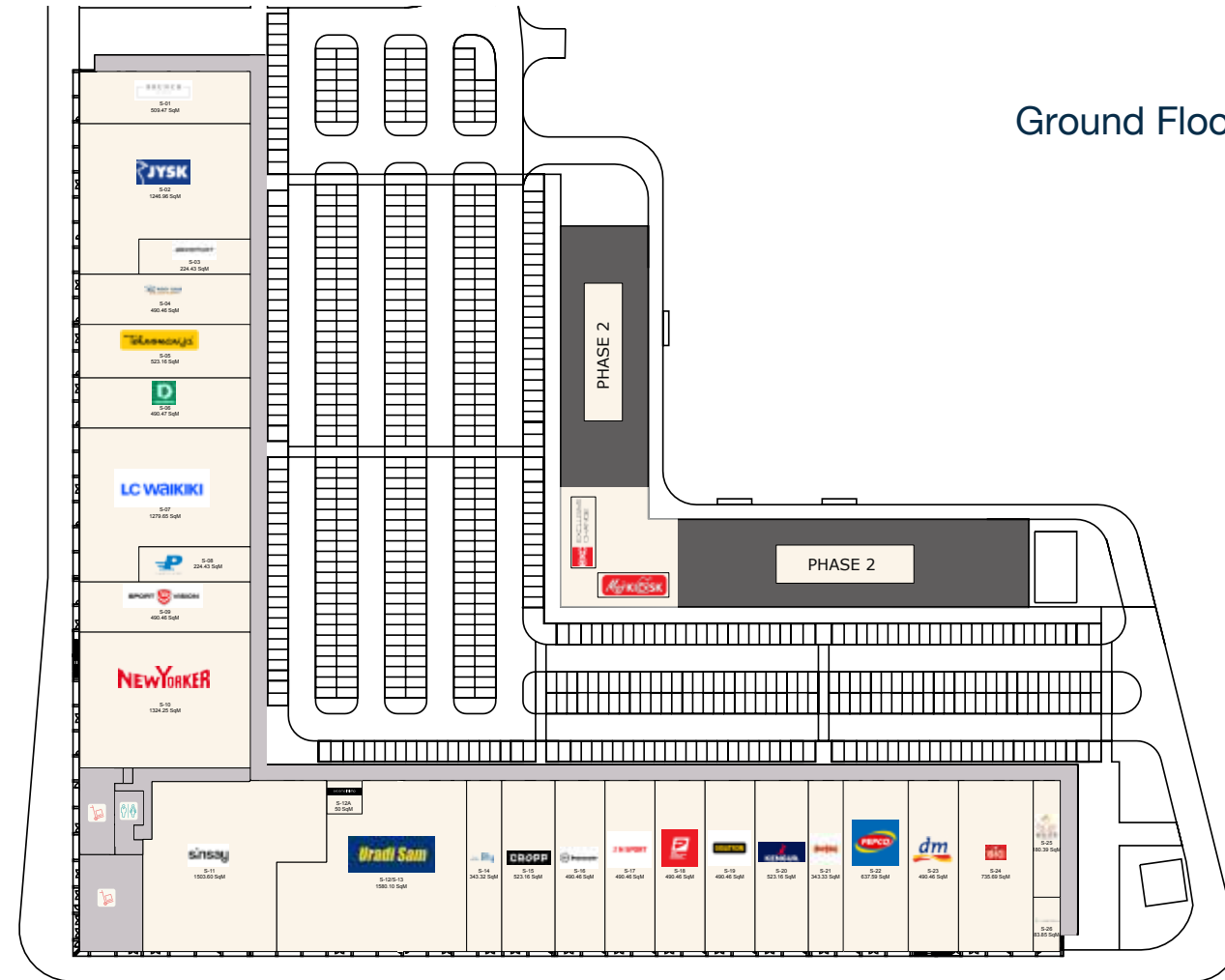
Occupancy:
95%

Parking Spaces:
650





BIG PAZOVA



Ground Floor





BIG KRUŠEVAC

SERBIA

Opened:
2019

GLA:
10,200 m²

Occupancy:
100%

Parking Spaces:
300





BIG KRUŠEVAC



Ground Floor



BIG FASHION PODGORICA

MONTENEGRO

Opened:
2008

GLA:
24,500 m²

Occupancy:
100%

Parking Spaces:
950





BIG FASHION PODGORICA

Ground Floor



BIG FASHION PODGORICA

1st Floor





BIG RESIDENCES

SERBIA

Opened:	GLA:	First phase:	Parking Spaces:
2023	34,000 m ²	186 apartments - all sold	500



THE CAPITAL PLAZA

MONTENEGRO

Opened:
2015

GLA:
30,000 m²

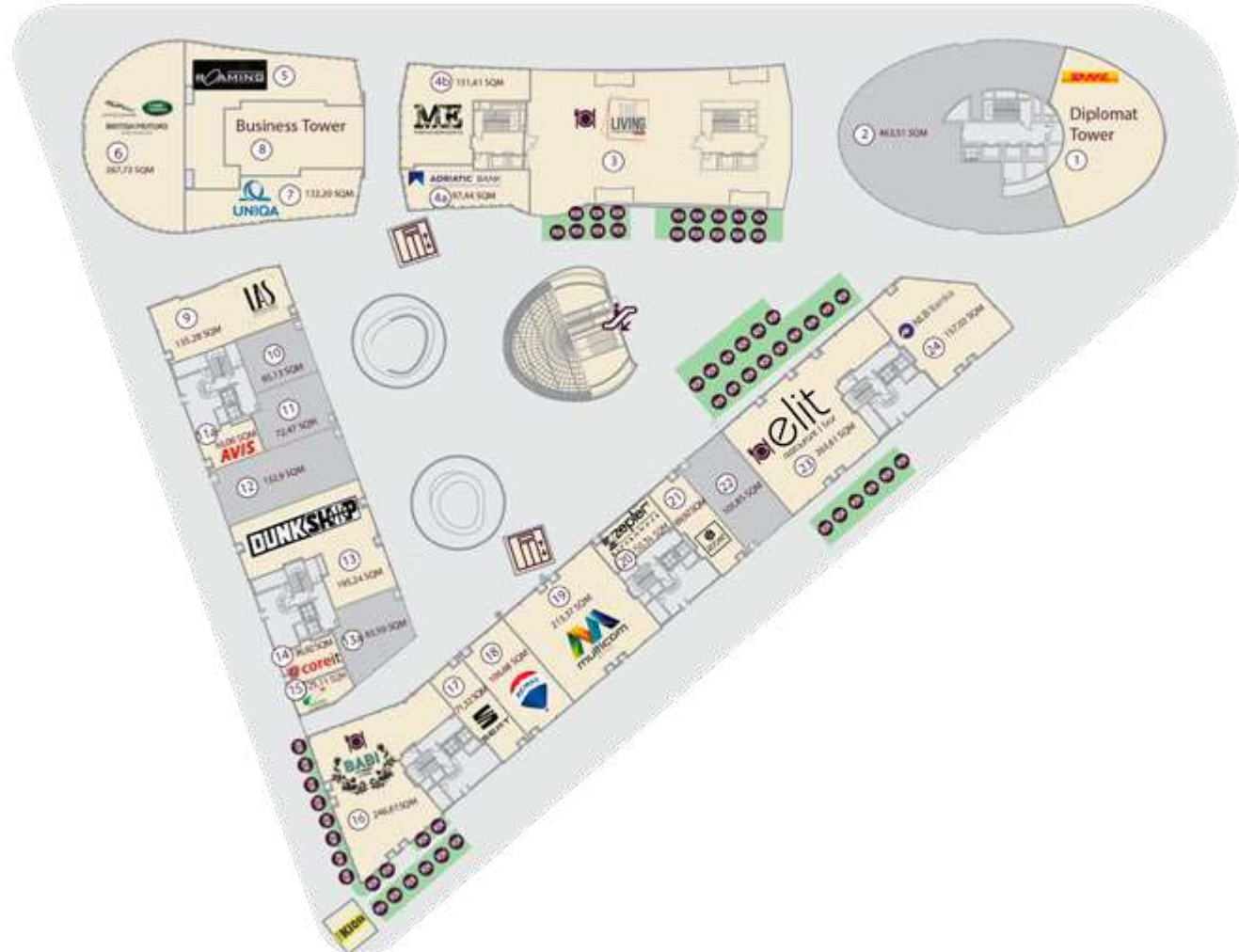
Occupancy:
95%

Parking Spaces:
800





THE CAPITAL PLAZA



Ground Floor



1st Floor

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