



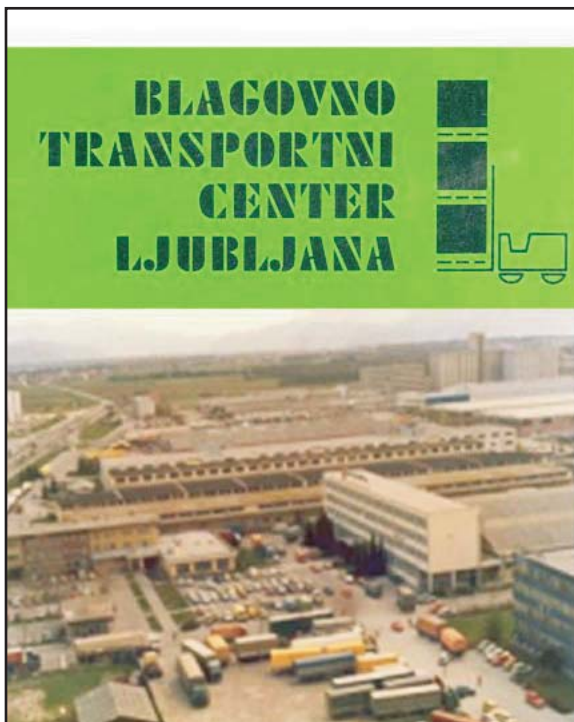
**BTC City
is becoming
the largest
business,
shopping,
sport-leisure
and cultural
centre in Europe.**



June 2004



Established in 1954



BTC's HISTORY

- the largest inland terminal in Europe

Units established in:

- 1954: Ljubljana
- 1974: Novo mesto
- 1985: Carinska cona
- 1988: Murska Sobota



BLAGOVNO TRGOVINSKI CENTER
delniška družba

BTC 1990 ⇨

- Established joint-stock company – BTC d.d.
- First shop: 1991
- Reconstruction and renewal of 200.000 m² logistics into shop surfaces
- 1994: stocks listed on the Ljubljana Stock Exchange
- 1997: stocks listed on the London Stock Exchange





JE TO SPLOH MOGOČE?



MAJHNO MESTO VELIKIH NAKUPOV
med Šmartinsko in Letališko V LJUBLJANI

BTC

“Small City of big shopping”

↓

BTC City

“This is my City”

2000: new logo and graphic design



To je moje mesto!



Open Market

Surface: 5.803 m²

Opening: March 1995



Sports Centre Millenium

- 6 tennis courts
- badminton court
- fitness
- aerobics
- sauna
- jacuzzi
- massage
- swimming pool
- 5.400 m²

Opening: September 1999



Mercurius

- The Congress Hall
- Business Club
- Restaurant
- Theatre

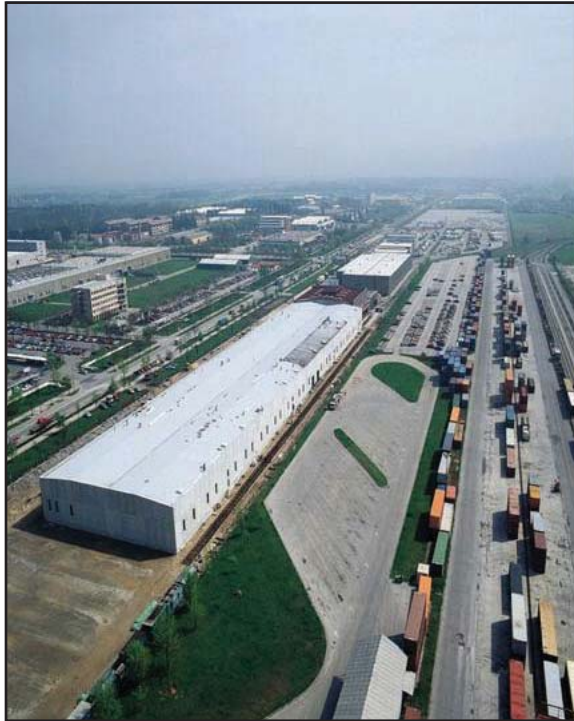
Renewal: 1995



Carwash

- automatically
- manually

Opening: 1997



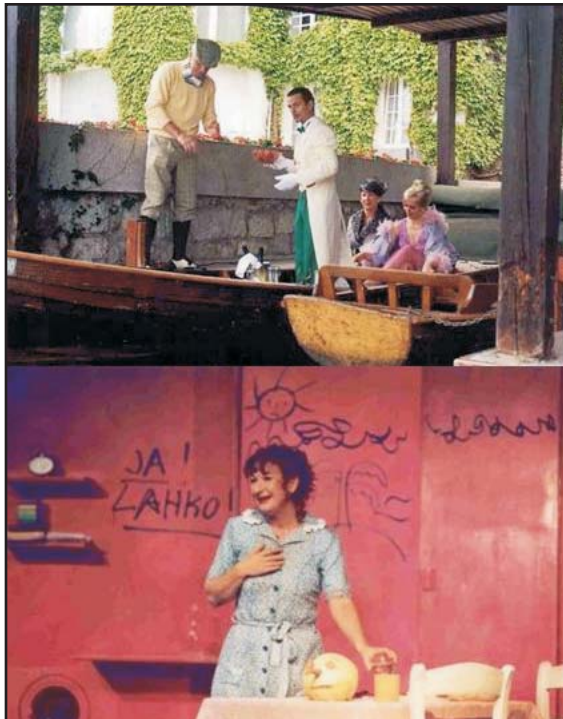
Logistics centre

BTC is developing logistic service on an area near by to BTC City.

- distribution
- logistics

Area: 150.000 m²

Start-up: 1984



Theatre

Opening season:
2000/2001



Office Tower

- 13 floors
- Restaurant City
- surfaces: 14.300 m²
- Major business partners:

BANK AUSTRIA CREDITANSTALT d.d.,
JOHNSON&JOHNSON, MICROSOFT,
MSD, NIKE, P&G,
SCHINDLER SLOVENIJA d.o.o. itd.

Opening: May 2001



MultiplexCinema Kolosej

- 12 screens
- 3.310 seats

Opening: May 2001

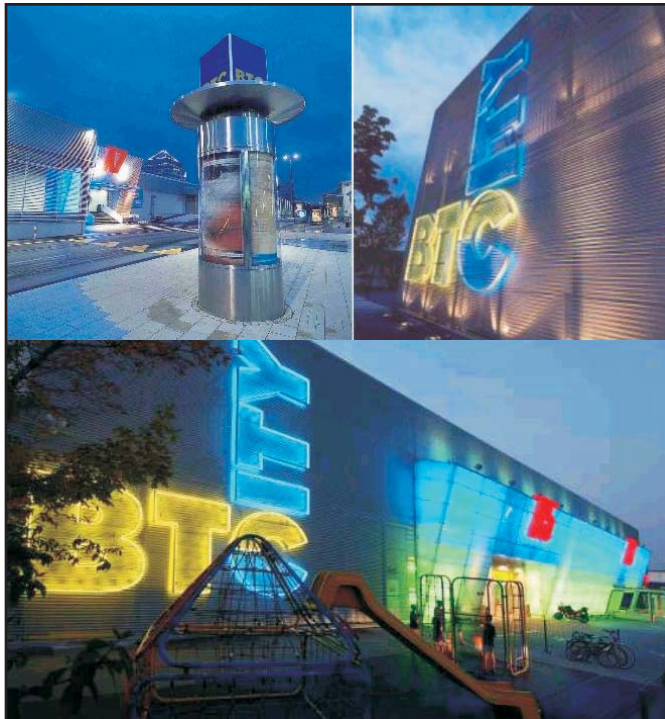


The Youth Avenue

Meeting point for events:

- beachvolley
- ice-skating area

Opening: December 2002



Shopping Hall A

- 187 shops

Opening: 1993

Renewal:

outer: 2002

inner: 2003



WWW

Corporate Web Site:

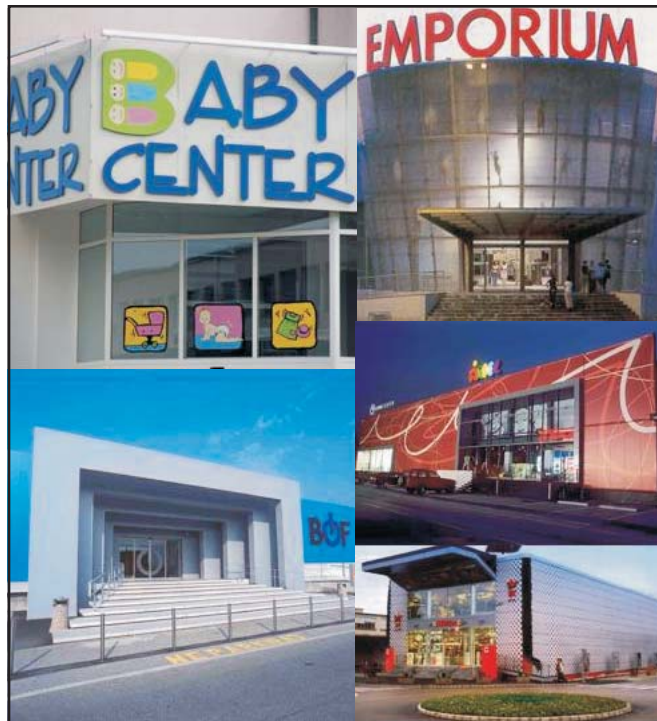
www.btc-city.com

BTC and the Website:

First appearance: 1997

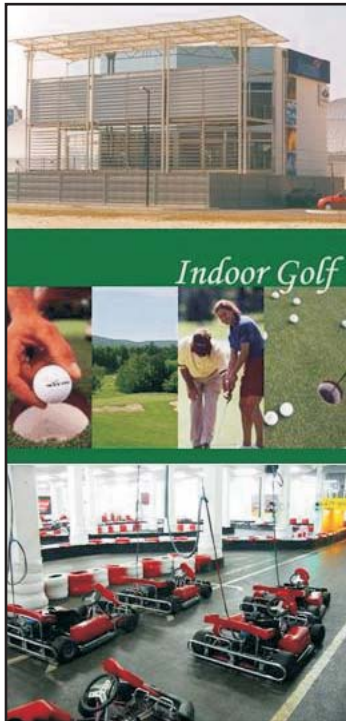
Renewal: May 2001

Renewal: November 2002



Shopping

424 shops
in BTC City



Sports

Millenium

Kalipso Wellness center

Indoor golfing

Indoor carting

Squash

Billiards area



Traffic infrastructure

- 6.100 parking places
- two parking garages are in the process of being constructed
- 5 main entrances
- 6 roundabouts
- public bus



The Spirit of BTC

BTC supports many sport, educational, scientific and cultural institutions. With BTC's support many accomplished worldwide recognised achievements (eg. professional marathon swimmer Martin Strel with Guinness records: Danube 2000, Danube 2001 and Mississippi 2002, and gymnast on parallel bars Mitja Petkovšek: European Champion in 2000-Bremen, silver medal in 2002 World Championships-Debrecen etc.).

BTC City: The Right Place for Major Events



Publications



BTC City

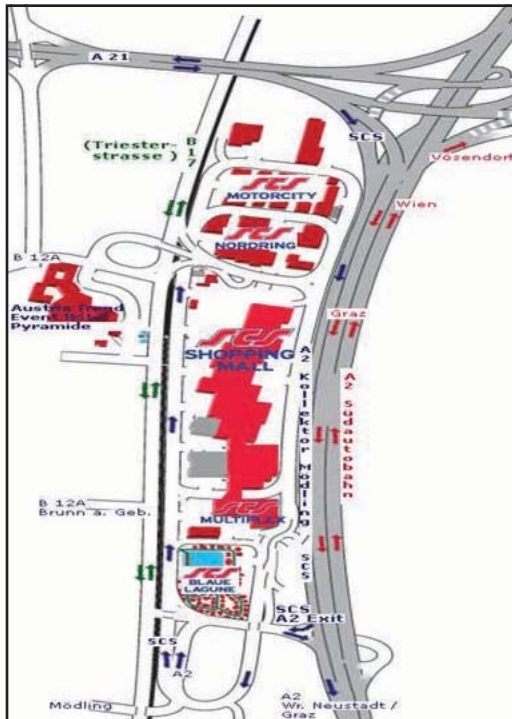
- business
- shopping
- sport-leisure
- culture

centre



Europe 2004

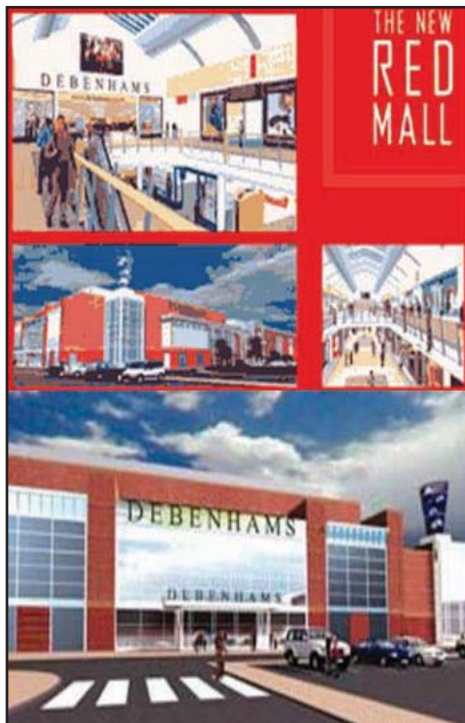
BTC City and other centres



The Vienna SCS (Shopping centre)

Premises:

270.000 m²



METRO CENTRE (Newcastle – GB)

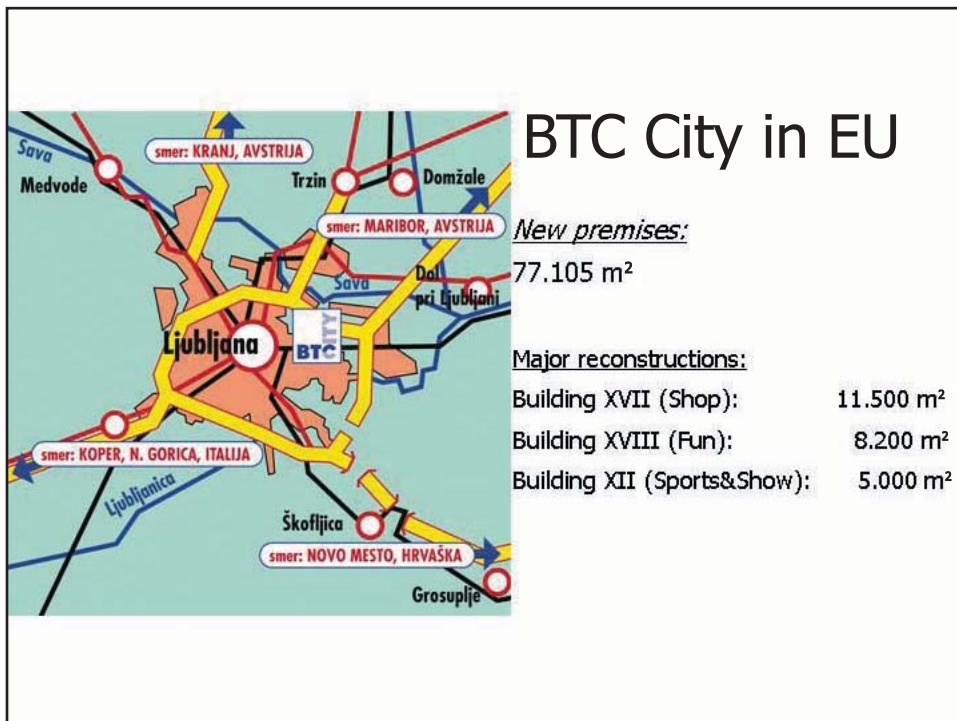
- Premises: 191.000 m²

Investments in 2004

BTC CITY before new projects



- BTC with partners has invested 55 mio EUR in BTC City in the year 2004
- BTC has invested 69 mio EUR in the 2001-2004 period



Reconstruction and enlargement of BTC City

New premises	Area (in m ²)	Value (in mio EUR)
The BTC garage	20.497	4
Water park	14.805	28
Enlarging Citypark	5.000	12 - 15
The Citypark garage	36.803	
New premises in total:	77.105	44 - 47
Major reconstructions	Area (in m ²)	Value (in mio EUR)
Building XVII (Shops)	11.500	5
Building XVIII (Fun/Leisure)	8.200	4,5
Building XII (Sports&Show)	5.000	2
Reconstruction in total:	24.700	11,5



The BTC City Premises

Activity/Area	Year 2003 (m ²)	Year 2004 (m ²)
Shopping	160.748	182.431
Logistics	58.358	35.299
Offices	27.644	27.331
Sports and leisure	31.263	54.268
Other	8.471	8.692
Parking garages	/	57.300
Sum	286.484	365.321

BTC City / Vienna SCS

CRITERION	BTC City	SCS VIENNA
Start up	I. 1991	I. 1976
Premises	*365.321 m ²	270.000 m ²
Area surface	475.000 m ²	230.000 m ²
Number of shops	424	330
Parking places*	*7.500	10.000
Number of customers	18 mio	24 mio
Number of employees	3.850	4.500
Number of seats in Multiplex	3.310	2.202
Number of screens	12	9
The length of shop-windows	4,8 km	3 km

* After investments completed



BTC City 2004

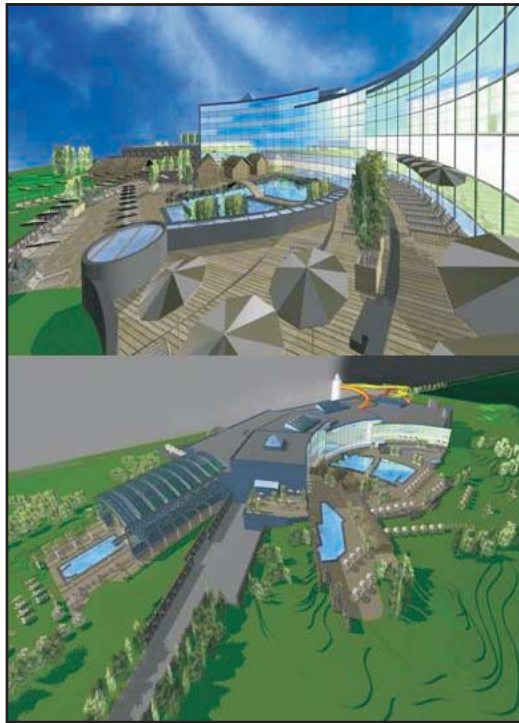
New Investments

MAJOR INVESTMENTS IN BTC City



WATER CITY **ATLANTIS**

- Building surface: 14.805 m²
- Area surface: 19.650 m²
- Water surfaces: 1.856 m²



- 14 pools
- Daily capacity:
4.000 people
- 4 theme parts:
 - The Adventure World
 - The Children`s World
 - The Land of Saunas
 - The Thermal Temple

The New Logo for Water City Atlantis:





ATLANTIS IN COURSE OF CONSTRUCTION

- Investor: BTC d.d.
- Investment: 28 mio EUR
- The Author:
Mr. Professor Rudolf Wienands, DArch.
- Working places: 60
- Opening: March 2005



BUILDING XVII – HOME NECESSITIES

- Surface: 11.500 m²
- Investment: 5 mio EUR
- Working places: 70
- Investor: Merkur d.d.



BUILDING XVIII – FUN/LEISURE

- Surface: 8.255 m²
- Investment: 4,5 mio EUR
- Working places: 40
- Investor: Kolosej
- Offer: bowling, climbing wall, billiards, multipurpose hall with 600 seats, theatre, adrenalin area etc.



BUILDING XII – SPORT AND SHOW CENTRE

- Surface: 5.000 m²
- Investment: 2 mio EUR
- Working places: 40
- Investor: MPC Group

BUILDING IX – COMPUTER CENTRE



- Surface: 2.157 m²
- Investment: 0,7 mio EUR
- Working places: 30
- Investor: Comtron

TWO PARKING GARAGES

The BTC Garage:

- Surface: 20.497 m²
- Investment: 4 mio EUR

The CITYPARK Garage:

- Surface: 36.803 m²

1.400 new parking places.

The number of parking places in BTC City is about to increase up to 7.500.



BTC and Tourism

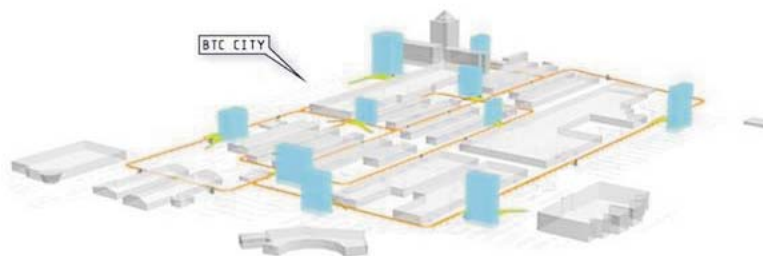
BTC is intensely incorporating in various Tourism projects with certain goal of developing Slovenian tourist infrastructure and quality of life.

Projects:

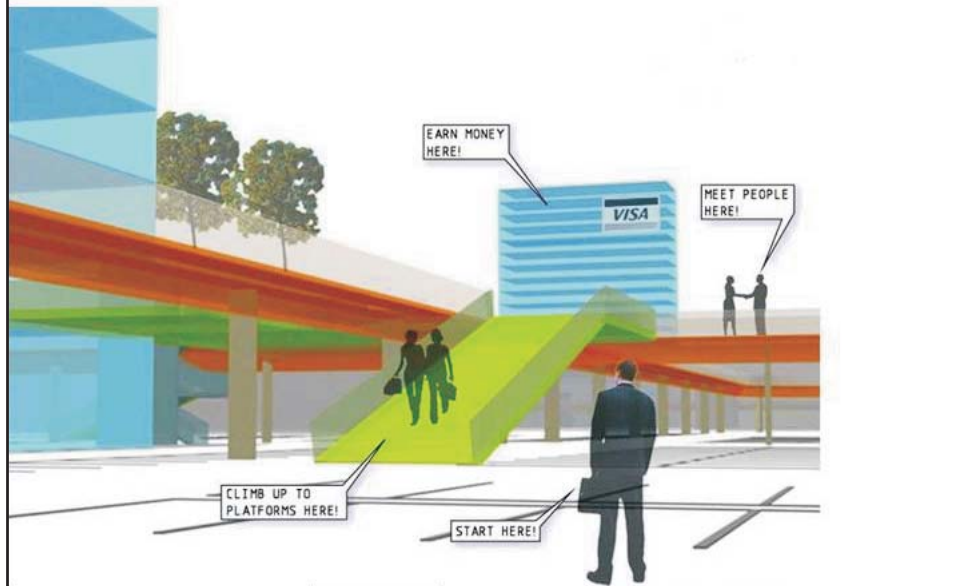
- "Turistična marela"
(The Overall Slovenian Tourist Integration Project)
- Easyjet,
- Golte,
- Consortium SPOT,
- etc.



BTC City in Future



BTC City in FUTURE



New Technology



	2002	2003	2004
Revenue for BTC d.d. (in million SIT)	7.062	7.994	8.640
Net Income for BTC d.d. (in million SIT)	728	975	1.180
BTC d.d. investments (in million SIT)	2.400	3.400	5.500
Number of employees (BTC d.d.)	299	322	362
Number of employees (BTC City)	3.470	3.850	4.100

BTC rised with a variety of development stages, starting up with warehousing. With the opening of Water City Atlantis in March 2005 BTC City will become the largest business, shopping, sport-leisure and cultural centre of Europe, both by its size and content.

BTC d.d.

Šmartinska 152
1533 Ljubljana

ID number: ID51367971

Company registration number: 5068681

Economic activity code: 63.110

Basic capital: SIT 2,000,000,000

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Contact details:

BTC D.D. PUBLIC RELATIONS AND
MARKET COMMUNICATIONS SECTOR,

Telephone: +386 1 585 13 19

Fax: +386 1 585 13 76

E-mail: info@btc.si

Website: www.btc-city.com

