

BTC CITY

A CITY OF OPPORTUNITIES



COMPANY PROFILE

BTC D.D.



BTC CITY

A CITY OF OPPORTUNITIES

COMPANY PROFILE
BTC D.D.

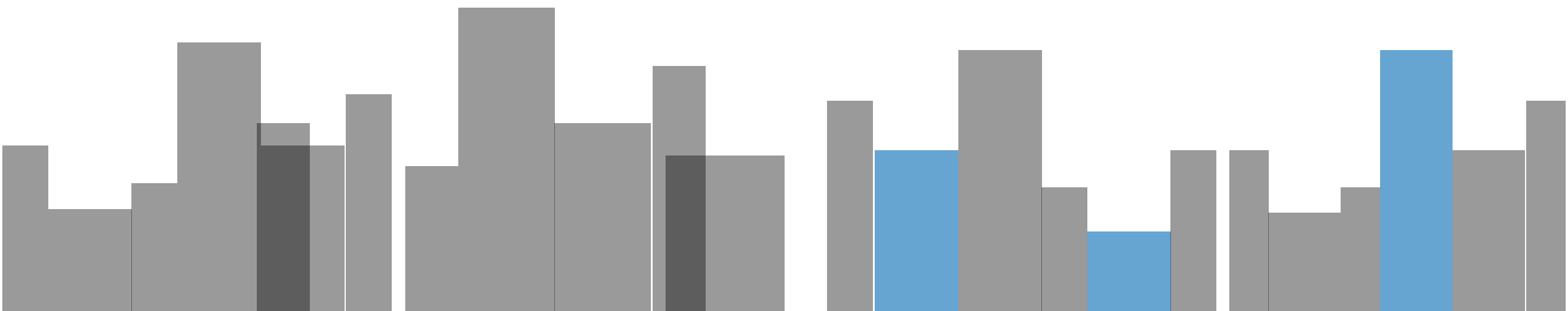
Ljubljana, April 2014



Bond with the tradition,
connection with the future

The entrepreneurial spirit of BTC d.d. reflects recast messages of the past and brims with traditional values, original innovations, long-term plans and a far-reaching vision. The business history of BTC d.d. has been characterised by two elements: space and merchandise. From a warehousing space, initially serving only shops in Ljubljana, in time it has developed the largest inland terminal in South-East Europe and gradually created an urban area, a city, BTC City. This is the place where a series of bold projects has been realised, on a large scale and with a vision – projects reflecting the creative vitality, tremendous enthusiasm for work and fresh originality. With co-investors and long-term partners BTC d.d. has created a leading European city and by modernising its logistics services, another major business line, it became a market leader in the logistics industry in Slovenia. The unique character of BTC City does not result from just a happy merger of business, shopping, recreation, entertainment and culture at a single site. Its unique character is based on a phenomenal combination of diverse content, which has developed into a new public space. The urban area of BTC City has become a democratic space, open to everyone – a space of multiple identities which affords great development opportunities and generates new regional and metropolitan awareness. In its operations, BTC d.d. has always promoted projects which create added value not only for itself but also for the broad social community and future generations. Over the years, this has been recognised by many awards and prizes at both national and international level. The future strategy of BTC d.d. places great emphasis on the attention to the environment and sustainable development for a green city, as well as introduction of innovative services and state-of-the-art technologies for a wise city.

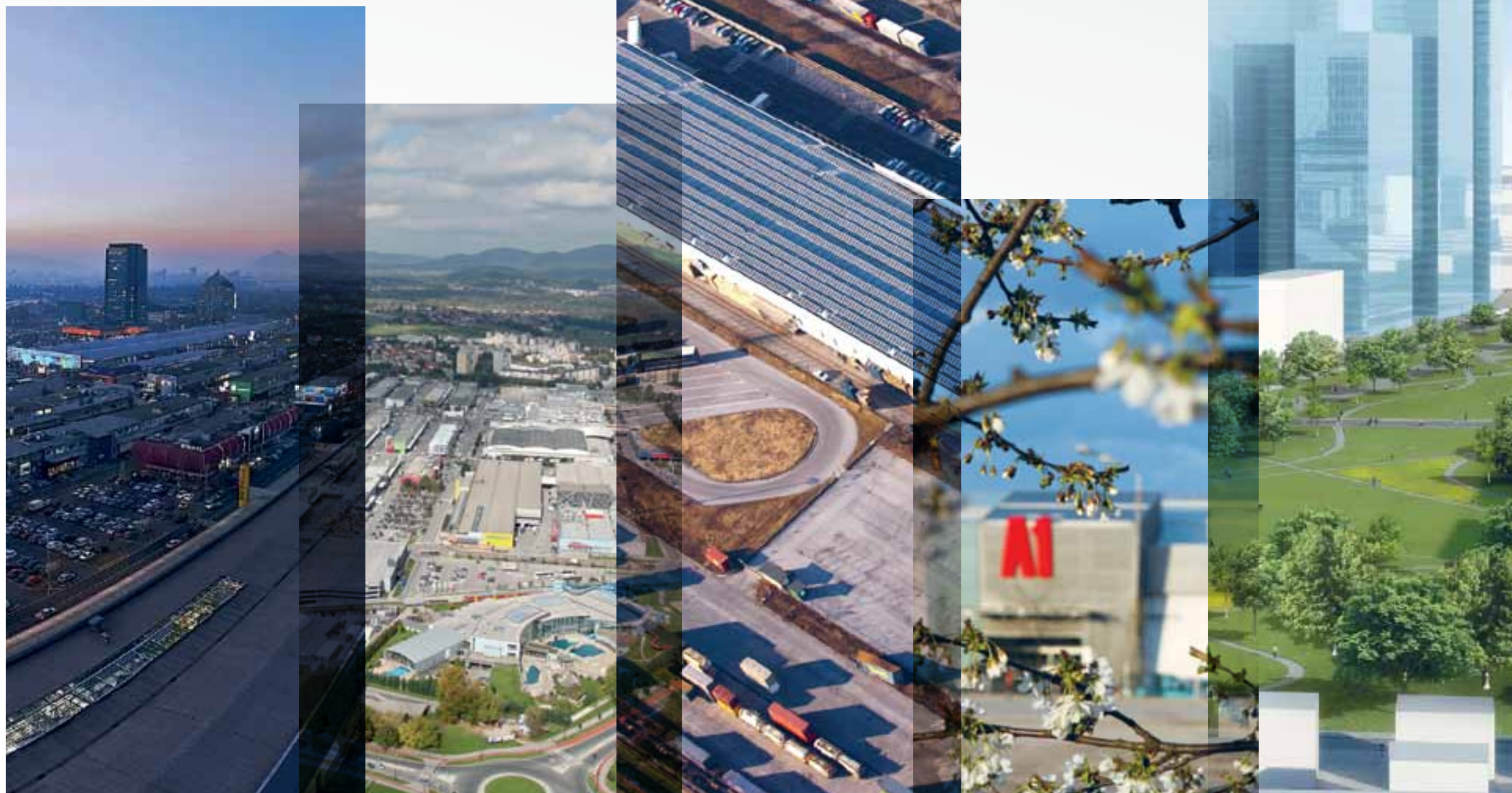
As a dynamic, open, modern and successful company BTC has always been progress oriented. The story of BTC's development is an example how to pursue a vision, which at times may seem fantastic, risky or unrealistic. But the surprising rise of BTC was based on solid foundations, always in resonance with society at large and every individual involved in the story of the company. Only in this way was BTC able to create an all-embracing city of opportunities.





BTC City is situated in the eastern part of Ljubljana, the capital of Slovenia. The location is extremely favourable: next to Ljubljana ring road, 3 km away from the historical centre of Ljubljana.

Content



BTC d.d.

A growing company making huge investments and bringing new smart solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food logistics in Slovenia. Further development: one of the biggest intermodal logistics terminals in South-East Europe

pages 70 - 75

Mission: Green

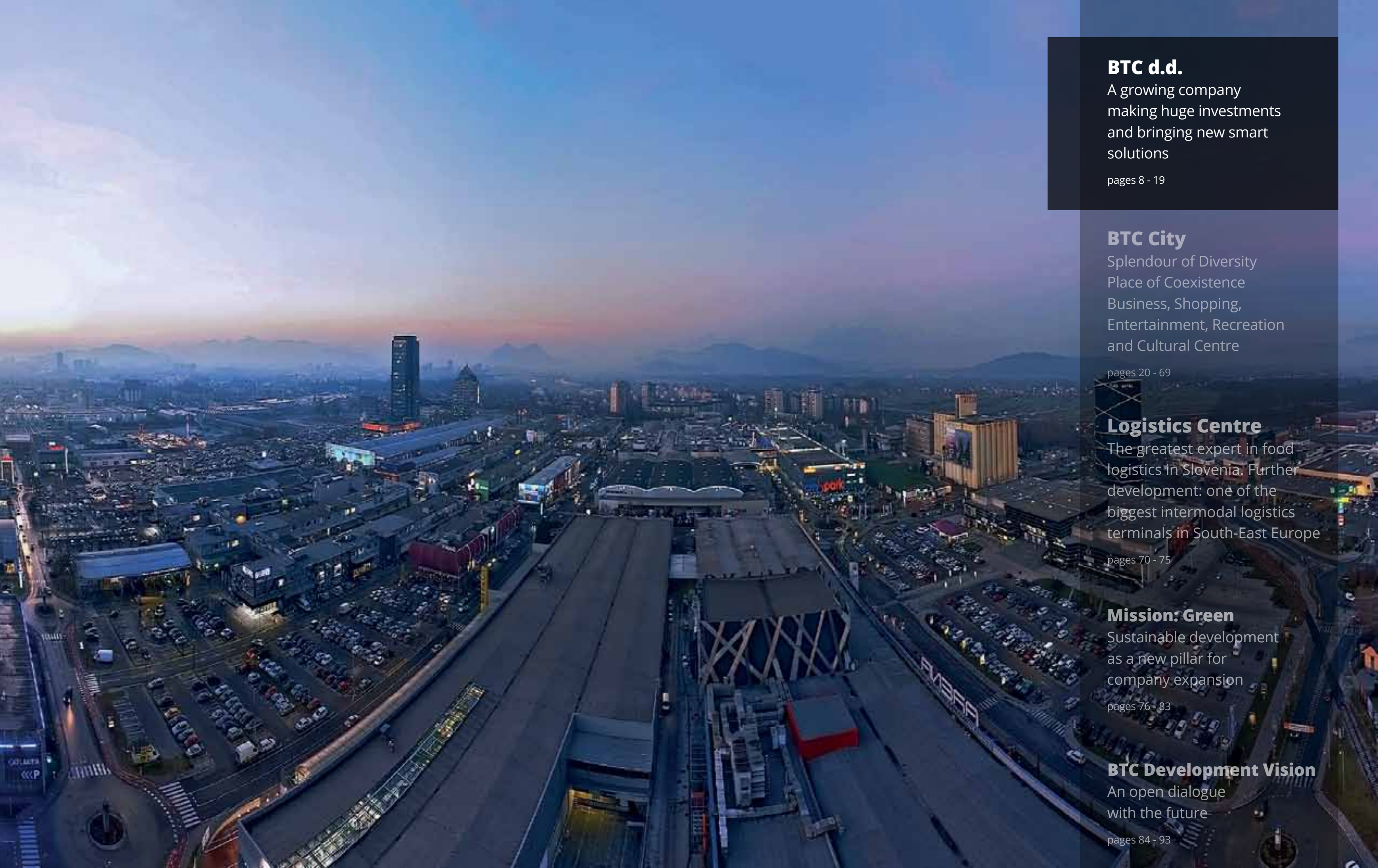
Sustainable development as a new pillar for company expansion

pages 76 - 83

BTC Development Vision

An open dialogue with the future

pages 84 - 93



BTC d.d.

A growing company
making huge investments
and bringing new smart
solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food
logistics in Slovenia. Further
development: one of the
biggest intermodal logistics
terminals in South-East Europe

pages 70 - 75

Mission: Green

Sustainable development
as a new pillar for
company expansion

pages 76 - 83

BTC Development Vision

An open dialogue
with the future

pages 84 - 93



Laying of the cornerstone.



Gradual construction of logistics facilities.

Company BTC d.d. (Business Trade Centre, unlisted public limited company) was established in 1954 as the central warehouse operator serving trade companies in Ljubljana. In 1963 it had 68,867 m² of business premises and two years later it became the biggest warehouse in the former Yugoslavia.

In 1975 it expanded into the Warehousing and Transport Centre of Ljubljana and opened the largest inland terminal in Europe in 1987.



The largest inland terminal in Europe.

After more than a decade of intense restructuring of the original premises and reorganisation, BTC d.d. developed into a property manager that together with its business partners provides a balanced mix of business, shopping, entertainment, recreation and cultural activities at a single site.



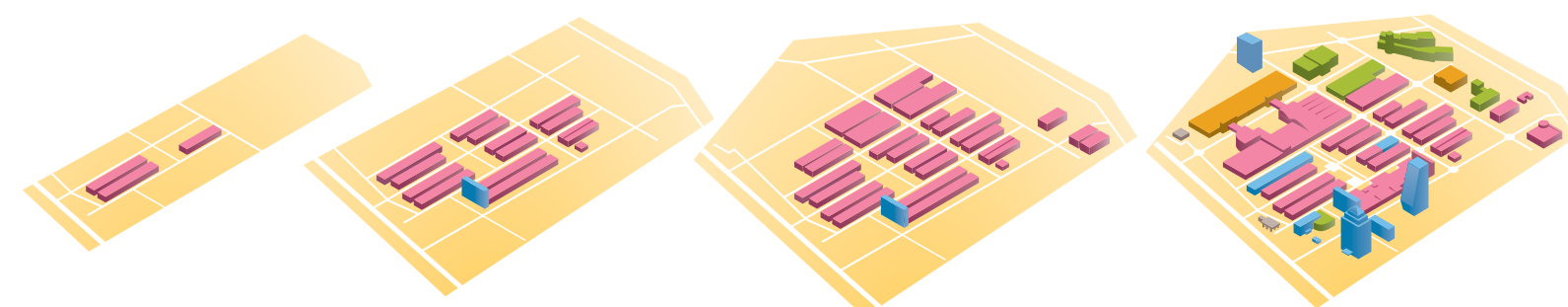
One of the largest European business, shopping, recreation, entertainment and cultural centres.

BTC City is an urban area, with organised architecture and traffic, responding to the requirements of modern times. During the years of development BTC has worked alongside multinational companies and large domestic company groups, acting as an incubator for small businesses, and offering a creative environment to many individuals ready to take up the economic challenges of modern times. With its large and small partners alike BTC builds strong relationships based on investment and long-term partnership.

More than 60 years of tradition

From Central Warehouse to one of the biggest European business, shopping, entertainment, recreation and cultural centre.

Growth of business premises of BTC City



1963 - 68,867 m²

1980 - 208,000 m²

1987 - 270,000 m²

2014 - 398,970 m²

Through history BTC d.d. has developed numerous partnerships and programmes on 398,970 m² of business premises under the common brand name BTC City.

Today, BTC City with 398,970 m² represents one of the largest European centres of business, shopping, entertainment, recreation and cultural activities at a single site.

Strong investment activity

BTC d.d. continually makes huge investments in development.

Every year in the history of BTC was marked by many completed projects, progressive development and growth.

Examples around the world and the opportunities of modern times inspired us to redefine the area, give it a business purpose and change its image.

BTC has always been future oriented and confronted challenges of tomorrow. This is why our business will bring great opportunities and motivation for further development and prosperity.

BTC shares were listed on the London Stock Exchange from 1997 to 2001.

1993–2014

- 177,000 m² reconstructed business premises
- 150,000 m² new constructions
- BTC invested EUR 241 million
- BTC's partners invested EUR 165 million



BTC raised funds important for its further development by selling BTC shares on the London Stock Exchange.

Construction of Atlantis Water Park, 2003–2005.

Construction of Crystal Palace, 2009–2011.

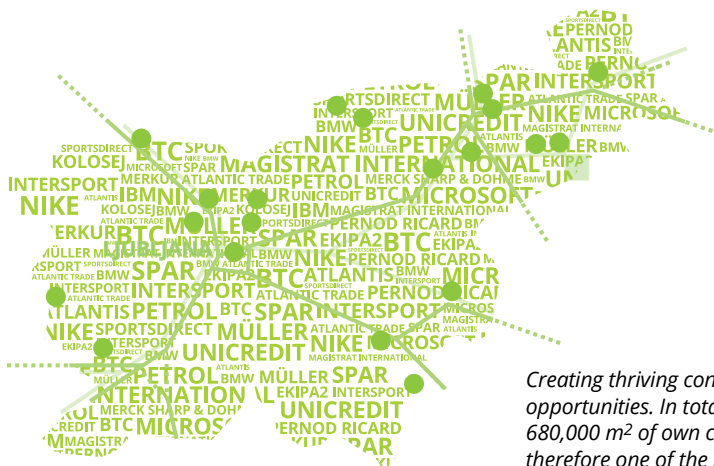




BTC developed a unique place of coexistence, BTC City.

From green projects and top technologies to smart solutions

Creating the conditions for new business opportunities to thrive.



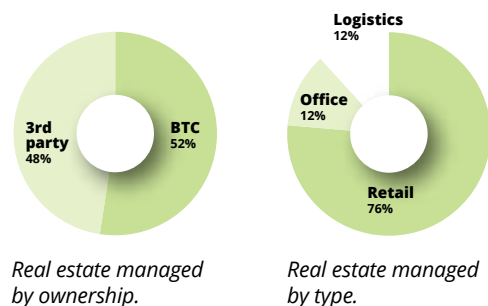
Creating thriving conditions for new business opportunities. In total BTC manages an area of over 680,000 m² of own commercial real estate and is therefore one of the largest real estate asset management companies in Slovenia.

Facility management, asset development, asset and portfolio management

BTC developed the huge area of BTC City as a specialist in real estate management. The Company successfully markets its knowledge and experience as a real estate manager. BTC gives its clients a unique insight into the local market, as operational, tactical and strategic aspects of facility management are part of BTC's daily work. As a result of providing high quality services to its partners, BTC is well skilled to optimise facility management processes, which is the only way to ensure cost effective delivery.

Smart services are based on partnerships with BTC's key business partners

With its strategic partners, BTC is offering services based on custom-made solutions that are carefully developed to suit specific needs of customers, ranging from consulting, due diligence of real estate under management or introducing new technologies and business models in the existing real estate management structures. These smart services are based on the partnerships with BTC's key business partners such as IBM Slovenia, Petrol d.d., Microsoft Slovenia ...



BTC d.d. has a well diversified portfolio of programmes and services.

Key income generators:

1. MANAGING THE BTC CITY
2. FACILITY MANAGEMENT, ASSET DEVELOPMENT, ASSET AND PORTFOLIO MANAGEMENT
3. LOGISTICS SERVICES
4. MISSION: GREEN
5. STRATEGIC PROJECTS

Innovative business services

Expanding the influence of management to other groups of similar nature (shopping centres, logistics, commercial buildings): facility management, asset development, asset and portfolio management, warehouse management, undertaking demanding logistics services on the client's premises, energy engineering.

SUSTAINABLE DEVELOPMENT

All the business decisions adopted by BTC d.d. reflect its responsible attitude to business partners, visitors, the wider community and environment.



The latest BMW i8 car was presented in BTC City, November 2013.

Multidimensional growth

BTC d.d. has been promoting various forms of growth to maintain its dynamic character: innovative services, design, social responsibility, impact, new market segments, new value propositions. BTC d.d. has strong ties both with multinational companies and domestic businesses, which enables it to connect new projects with local community and to provide investors with all benefits of long-term growth and optimal returns. Together with its business partner IBM Slovenia, BTC d.d. has introduced a state-of-the-art information system, IBM Maximo, facilitating comprehensive management of services, assets, real estate, investment projects, space, energy and environment. Together with its business partner Microsoft, BTC d.d. has introduced the newest IT technology in support of customer relationship management for optimising support activities

serving its business partners in search of new opportunities.

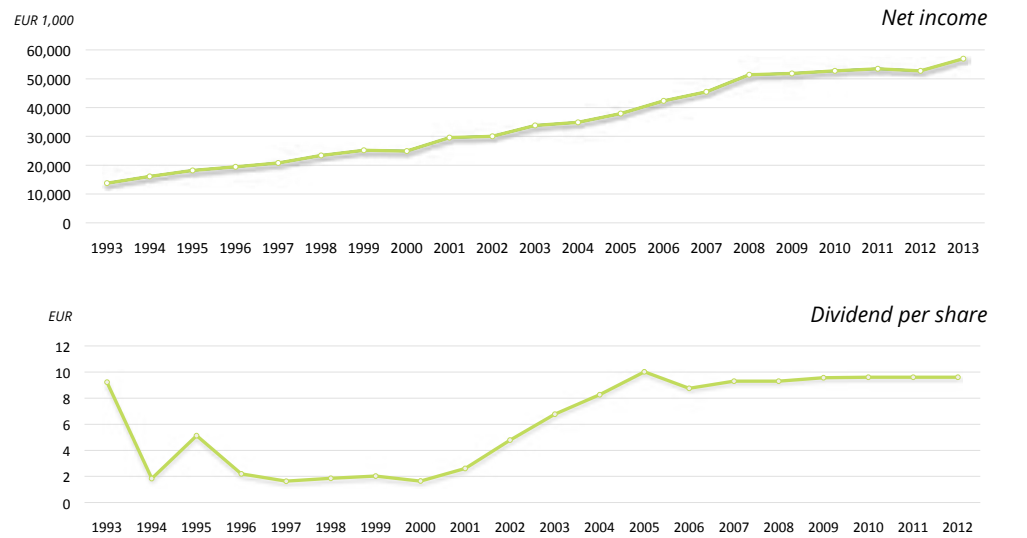
Logistics

Responding to the demands of logistics services, that consolidate the position of the BTC Logistics Centre as the leading provider in the high-end market, based on state-of-the-art information and

communication technologies (ICT) and business knowledge.

Globalisation

Following trends in global and local environments, BTC d.d. selects international business partners to build long-term strategic cooperation and enhance its market content.



Employee innovative culture

Committed employees and the management invest efforts in improving performance and upgrading the existing services. Based on a system of continuous improvements they seek new business opportunities and search for innovative solutions.



BTC Innovation Day.

Two generations have built BTC d.d. Their commitment and efforts to reach common objectives made the company grow, develop and diversify. Under the watchful eye of the management the number of employees involved in innovative processes is increasing and the entrepreneurial quest for progress is generating a dynamic and innovative work environment.

BTC d.d has gained its reputation especially with its new and bold projects, in-

novative approach to competitors and original market approaches. The company has always created new identities on the basis of space and in accordance with the changing economic environment.

A series of successfully implemented business plans over recent years brought to BTC d.d. exceptional recognition, also in the form of the abovementioned awards, not only at the national but also European level. The awards demonstrate



Presentation of IBM Maximo software for facility management.

the true loyalty of all company employees. Fully aware of countless new opportunities and challenges the company offers, they take part in projects such as Ideas with a Vision and Projects with a Vision. In this way new business ideas are developed and new opportunities explored. From 2008 to 2014 in these two projects employees generated 206 business ideas with a vision and 31 projects with a vision. On that basis BTC d.d. diversified into facility management.

Awards and prizes won by BTC d.d.

- Primus Award – a professional acknowledgment by the Public Relations Society of Slovenia for communication excellence, 2001
- Environmentally-Friendly Company, 2010
- HORUS 2011 – award for corporate social responsibility, 2011
- JAPTI Award for the Most Innovative Business Model to Eco Index by BTC, 2011
- the business model Eco Index by BTC nominated for a European Business Award, 2011
- award Innovative Local Communities (InLoCom) for BTC City and Ski Jumping For Women, 2013
- special award for achievements in energy efficiency, energy generation from renewable sources and energy management at the “15th Slovenian Energy Managers Days”, 2013
- European Corporate Social Responsibility (CSR) Award for best CSR practices in Slovenia for “BTC City and Ski Jumping For Women in the category of large companies”, 2013
- award Green Logistics for achieved environmental objectives, 2013
- tourism award for new quality in tourism, 2013
- “Platinum Donor” prize to BTC by Slovenia Science Foundation, 2013



In 2013 BTC was granted a European CSR Award for the project FIS Ski Jumping World Cup Ladies in Ljubno/Slovenia for its financial and organisational support.

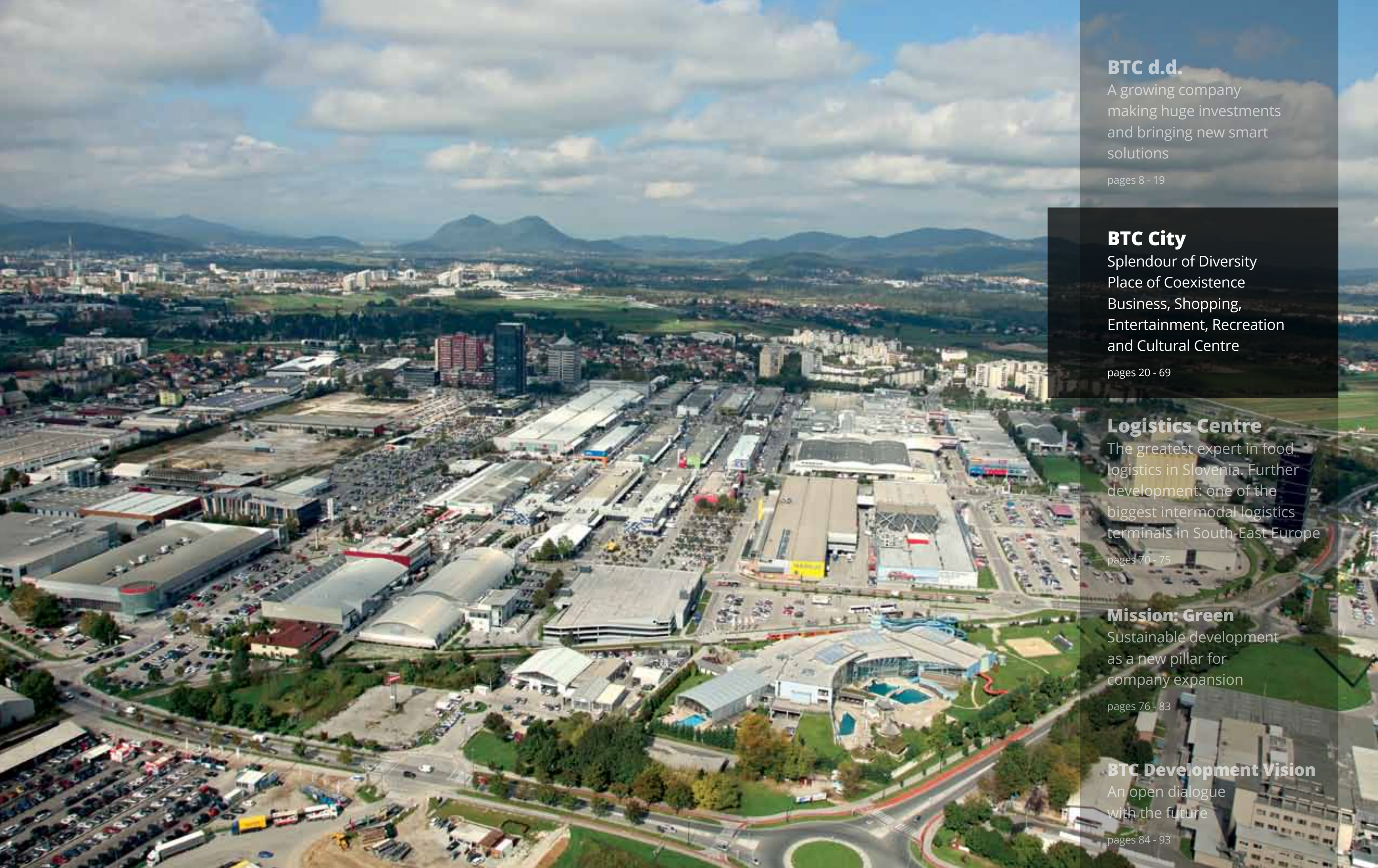


The Executive Director of BTC Logistics Centre speaking about experience in logistics at the IBM Forum.

International standards as the basis of BTC d.d. operations

- ISO 9001 compliance certificate – standard for the quality management of businesses
- ISO 14001 compliance certificate – standard for environmental management
- ISO 50001 compliance certificate – standard for energy management systems

Every idea counts!



BTC d.d.

A growing company making huge investments and bringing new smart solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food logistics in Slovenia. Further development: one of the biggest intermodal logistics terminals in South-East Europe

pages 70 - 75

Mission: Green

Sustainable development as a new pillar for company expansion

pages 76 - 83

BTC Development Vision

An open dialogue with the future

pages 84 - 93

Key orientations of BTC City

BTC City is one of the largest business shopping entertainment, recreation and cultural centre in Europe.

Business premises

• Shopping area	169,730 m²
• Office area	54,273 m²
• Service area	58,755 m²
• Warehousing area	32,415 m²
• Indoor parking	83,797 m²
total	398,970 m²



Distance between BTC City and other cities

• Munich	400 km
• Vienna	380 km
• Salzburg	285 km
• Trieste	98 km
• Venice	245 km
• Milan	500 km

Easy accessible and advantageous location

Location of BTC City in Ljubljana, the capital of Slovenia. BTC City is located within only 3 km of the historical centre and just 25 km from the Ljubljana international airport.

Comparison of BTC City with world centres

	EUROPE			
Centre	BTC City	SCS (Shopping City Sud)	Cevahir Mall	Metrocentre
Town or city	Ljubljana	Vienna	Istanbul	Gateshead
State	Slovenia	Austria	Turkey	Great Britain
Surface area (m²)	475,000	270,000	420,000	194,000
Established in	1990	1976	2005	1986
Population	0.5 million	2.4 million	14.2 million	0.2 million
Visitors per year	21 million	25 million	30 million	24 million
Source	www.btc.si	www.scs.at	www.istanbulcevahir.com	www.metrocentre-gateshead.co.uk
	NORTH AMERICA			
Centre	West Edmonton Mall	Mall of America	Sandton City	The Dubai Mall
Town or city	Edmonton	Bloomington	Johannesburg	Dubai
State	Alberta, Canada	Minnesota, USA	Republic of South Africa	United Arab Emirates
Surface area (m²)	493,000	390,000	215,000	1,124,000
Established in	1981	1992	1973	2008
Population	1.2 million	3.2 million	4.4 million	2.0 million
Visitors per year	31 million	40 million	27 million	65 million
Source	www.westedmall.com	www.mallofamerica.com	www.sandtoncity.com	www.thedubaimall.com



BTC City is located 200 m from the motor way network in Slovenia.



Šmartinska road is one of the main access roads in Ljubljana. BTC is 3 km far from historical centre.



"Hot in the City"
all year long.

Every year 21 million
visitors come to BTC City.



The site of BTC City used to be a suburb, now it is becoming a modern, urbanised and vital part of Ljubljana.

Business Centre BTC City

Over 1,000 Slovene and foreign companies make a pulsating, professional core of the business centre, which is gaining importance and consolidating the comparative advantage and status of BTC City as a whole.



BTC City is home to Slovene Headquarters of renowned global players.

The image of the business centre is recognised by two main towers.

A 12-storey skyscraper constructed in 2001:

- 23,000 m² gross business area
- 200 parking lots
- restaurants
- bank

Business partners:

Unicredit bank, Merck Sharp & Dohme, Nike, Novo Nordisk, Microsoft.

A 20-storey skyscraper named Crystal Palace constructed in 2011:

- 45,800 m² gross business area
- 22,100 m² offices
- 3,500 m² shops
- 2,500 m² green terrace
- 618 parking lots

Business partners:

Adecco HR, IBM Slovenija, Merck, Powercom Sistemi, SKB Banka, MMS marketinške komunikacije, Epigram, Unicredit leasing, Exterfer, BMW Vertriebs, Taxgroup bldg2, EES Sistemi, Prva osebna zavarovalnica, Tomcetes, Ekipa2, Individa Consultum.

A view from the green terrace of Crystal Palace to BTC Office Tower.

Crystal Palace.

Crystal Palace
modern icon.



Both BTC towers are architectural accomplishments that follow the latest trends in construction and with an emphasis on sustainable development.

Congress Hall in Crystal Palace.



Impressive surroundings welcome visitors.

Rising to 89 m, Crystal Palace is the tallest building in Slovenia.

Crystal Palace is directly connected with BTC City.



Modern architecture

Crystal Palace is a new business, commercial and community centre which opened its doors in spring 2011. Rising to 89 m, it is the tallest building in Slovenia.

Technological sophistication

Since Crystal Palace was built to live up to the highest expectations and requirements of its occupants, in terms of architectural design, environmental standards, comfort and creativity, it features the variety of content and attractive elements.

Ecological awareness

Crystal Palace symbolises perfection, primarily as a result of first class technology and ecological materials, a solar power station, a modern shiny glass facade, as well as elegant and comfortable indoor areas, which together combine in a unique space as a guarantee of not only comfort, relaxation and safety, but also pure pleasure.

Art is the building block of Crystal Palace.

Crystal as the symbol of perfection of form and material.

- Top architecture
- Maximum environmental compliance and protection standards
- Efficient energy management
- Solar power station on the south facade with 90 kWp power, yearly output 90,000 kWh of electricity
- Energy saving systems
- State-of-the-art cooling system
- All modern information and communication technology
- Urbanised surrounding areas with a fountain, greenery and driveways
- Passages to other parts of BTC City
- 6 lifts – of which two panoramic
- 3 underground parking levels

- Business centre
- Shopping gallery
- Green terrace
- Cafe on the highest floor in Slovenia
- Fine restaurant on three levels
- Congress Hall
- Free parking lots beside Crystal Palace directly connected with BTC City

BTC City is a hub of international and domestic companies, which has always played the crucial role in its development as a city – it has grown to include Plaza Hotel, City Park, Kolosej ...

The backbone of BTC City as a business centre is over 7,000 companies from Slovenia and abroad, which create synergies with shopping, entertainment, recreation and cultural dimensions on this vibrant site. The suitable and modern business premises in BTC Tower and in Crystal Palace host numerous multina-

tional and other renowned companies. A place where innovation increases the variety of content, a place promptly catering to international trade, where business visions can become reality. With all this, BTC City will attract ever more business partners and daily visitors.

The Hotel is intended for business people, tourists and other guests, especially participants in big events such as BTC City Maraton Franja.

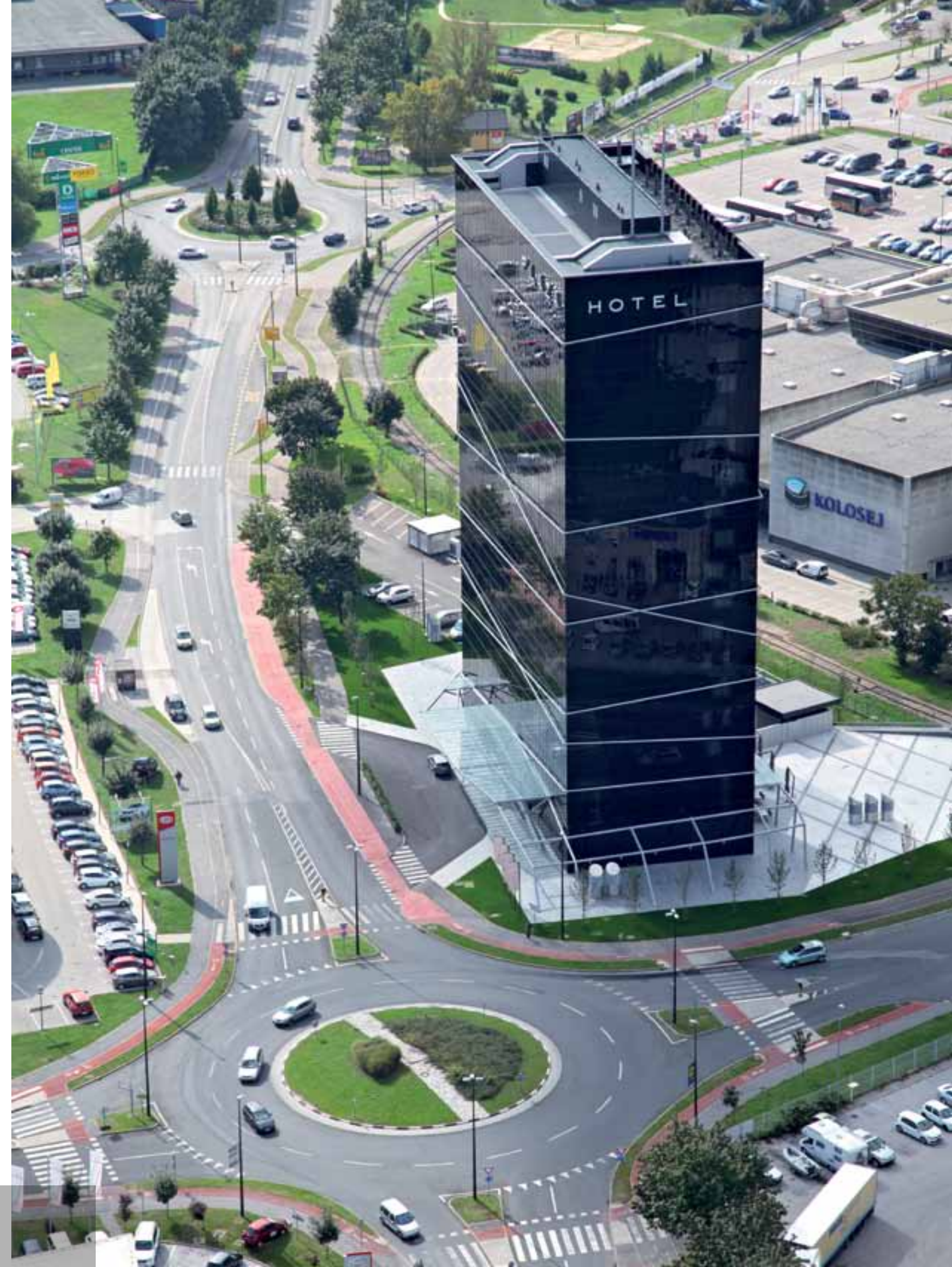
Hotel PLAZA****

- Opened: May 2012
- Investment: EUR 21 million
- Conference halls
- 237 rooms
- Top design and equipment
- Investor: Zlatarna Celje d.d.
- BTC d.d. prepared a draft urban design for the construction of the hotel and found the right investor



The two towers of BTC are cornerstone of BTC City as the business centre.

Hotel Plaza.





Some key buildings in BTC City:
Plaza Hotel, City Park, Crystal Palace,
Kolosej multiplex cinema.

BTC City 398,970 m²
of business premises.

8,500 free
parking lots.

During the last decade BTC City has been among the busiest construction sites in Ljubljana. BTC City became an architecturally integrated entity of distinguished features. BTC City as an urban area represents one of the largest business, shopping, entertainment, recreation and cultural centres in Europe. The number of visitors, shoppers and

business partners is constantly increasing. The surging numbers of visitors are increasingly satisfied with the area which is easily accessible, provides free parking lots and combines a great variety of services and activities in one place. BTC City is becoming an indispensable and irreplaceable part of everyday life.

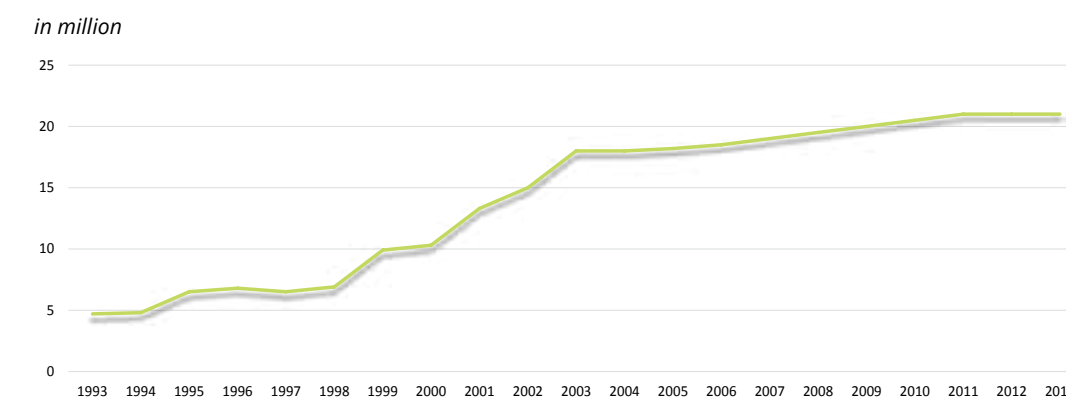
BTC City provides a balanced mix of business, shopping, recreation, entertainment and cultural activities at a single site.

BTC City – a collection of attractive programmes

- 450 shops
- 2 business Towers
- Atlantis Water Park
- Hotel Plaza
- IBM Inovation Centre
- congress centre
- SiTi Theatre
- 60 bars & restaurants
- micro brewery
- 50 services outlets
- 3 banks
- post office
- food market
- Kolosej multiplex cinema
- car wash
- Millenium sports centre
- fitness
- language school
- pharmacy
- hairdresser's shops
- ice-skating rink/beach
- volleyball playground
- dancing school
- indoor golf course
- mini golf
- a free shuttle bus services



BTC City is lively city.



Increase in the number of visitors in BTC City from 1993 to 2014.



BTC City Shopping centre, Hall A.

Shopping Centre BTC City

BTC City is constantly raising the standards of shopping and is becoming an increasingly attractive venue.

From the first few shops in 1990 to the biggest shopping centre in Slovenia with more than 450 shops.



Zara is one of the most popular destinations for shoppers.

As many as 21 million people visit BTC City every year, attracted by its diversity and wide range of different products and services, all available in one place on an area of 398,970 m².

The first few shops were opened on 15 September 1990. These later developed into a shopping centre based on the principle of concentrating shopping in a single, nice urban area similar to a real modern town.

Today, BTC City is the largest shopping centre in Slovenia with specialised shops, department stores, hypermarkets and accompanying facilities such as food market, post office, banking outlets, pharmacy, car wash, bars and restaurants. Following global trends, BTC City is constantly raising shopping

standards, shopping areas are made increasingly attractive and new programmes are being introduced.

BTC City shopping centre is a collection of large department stores, specialised shops carrying world-famous Slovene and international brands, many boutiques and small shops that collectively form a picturesque bazaar.

BTC City is the symbol of modern shopping. The concept is to bring satisfaction to every consumer - from the least to the most demanding categories with

higher purchasing power. All consumer segments can choose from a wide variety of products and services at favourable prices in a single place.



Mr. Luciano Benetton attended the opening ceremony in 2011.



Worldwide known Benetton fashion brand.



Spaer centre is the most important food provider in BTC City.



Emporium is the top quality haute couture shop.



City Park is one of the most distinguished and modern shopping centres.

Shopping brands in BTC City

Adidas	DKNY	Lacoste	OVS Kids	Spar
Alpina	Drogerie Markt	Lidl	Pal Zileri	SportsDirect
Alpinestar	Dom Muller	Lisca	Peak Performance	Spyder
Apple	Dormeo	Marco Polo	Peko	Steklarna Rogaška
Armani	Fabi	Marella	Pepe Jeans	Superdry
Babadu	Fred Perry	Mass	Pitarello	Tom Tailor
Baby Center	GA	Massimo Dutti	Police	Tommy Hilfiger
Baldinini	Gant	Max Mara	Polo	Top Shop
Benetton	Garmin	Merkur	Quicksilver	Ugg
Big Bang	Giga Sport	Mexx	Rossignol	Under Armour
Boss	Helly Hansen	Mimovrste	Rolf & Benz	Versace
C&A	Hofer	Mothercare	Roxy	Vitacare
Calvin Klein	Hugo Boss	Mr. Pet	S. Oliver	Yves Rocher
Canali	Illy	Mueller	Samsonite	Zara
Comshop	Intersport	Mura	Schiesser	
Creatina	Jones	Nike	Sisley	
Crocs	JYSK	North Sails	Skiny	
Diesel	Kenzo	Optika Clarus	Slowatch	



Outdoor food market in BTC City.

The food market offers a variety of different foods ranging from fresh vegetables and fruits to fish, meat, cheese ... It is best known for its locally produced organic products.

Food market area:
 Open market area 2,087 m²
 Indoor market area 4,471 m²

Entertainment, recreation and cultural centre BTC City

*Atlantis Water Park and Millenium Sports Centre together
represent a large entertainment district of BTC City.*

Atlantis Water Park.



Atlantis Water Park

With its pleasant atmosphere attracts visitors from all around Slovenia and abroad.



The Adventure World includes two children's pools.



Atlantis outdoor recreation pool.

The entertainment and recreation area met with visitors' very warm welcome as the first recreation facilities available in BTC City. The main idea was to diversify and upgrade the range of services offered by the shopping centre.

The dimensions and substance of the entertainment and recreation district of BTC City are multiple. The number of visitors, both domestic and foreign, is constantly increasing, all of which makes BTC City an alluring tourist destination.

In terms of architectural design, first-class building materials and programmes in Atlantis are comparable to the most po-

pular and appealing European facilities. The water park spreads over a surface area of 15,000 m², of which 1,800 m² is water areas and 11,000 m² of atria along with other outdoor areas.

It consist of three separate but integrated units: the World of Adventures with children's area, the Thermal Temple and the Sauna Land, featuring 17 swimming pools in total.

Atlantis was designed by Dr. Rudolf Wienands, a professor at the University of Munich, in cooperation with the Slovene architect Vera Lovrečič.



Atlantis outdoor recreational pool.

In all seasons Atlantis is an oasis for visitors of all ages, an oasis which guarantees a pleasant atmosphere, wellbeing and refreshing diversion.



Water aerobics for seniors in Thermal Temple.

The World of Adventures includes as many as 8 swimming pools: 2 massage pools, 2 children's pools, a wave pool, an adventure pool, an outdoor recreation pool, an outdoor children's pool as well as unique underground cave with lazy river. The slides in the water park will give a real adrenaline rush and there are 4 to choose from: three indoor water slides – a 140 metre-long “tube slide”, 140 metre-long, “black hole” slide, a 15 metre-long children's slide and a 75 metre-long outdoor slide. The indoor part of the World of Adventures also offers a steam sauna.

The Thermal Temple features cascading basins with salt water, indoor and outdoor pool with thermal water, air bubble and water massage jet nozzles as well as Thai massage.

The Sauna Land is a combination of dry, wet and infra red saunas, both indoors and outdoors. Visitors have a choice of 14 different saunas: Alpine, Panoramic, Earth, Miner's, Sanarium, Lancomium, Big Finnish, Eucalyptus and other. The Sauna Land also offers 6 pools: Kneipp bath, still pool, chilled plunge pool and an outdoor pool with a massage bath in an underground cave. For an abundance of health the Sauna Land daily offers 10 different therapy types and air whirling programmes. Moreover, it pampers guests with exclusive baths and programmes: salt or sweet treatments, mud or algae treatments, cream or chocolate treatments. In the outdoor sauna a unique holistic programme takes place once a week called “sauna yoga” and “gong therapy”.



Atlantis Water Park has won 10 prestigious titles “Best Water Park” in a row, as well as 5 consecutive prestigious titles “Best Wellness”.



Atlantis Water Park offers a variety of features to visitors of all generations all year long.

Millenium Sports Centre

It is situated in the first built-to-purpose recreation and sports hall in BTC City, which is at the same time the most modern sports hall in Slovenia.

- 5,400 m² sports areas
- 5 tennis courts
- fitness centre
- 6 saunas and kneipp baths
- mini swimming pool
- dancing school
- tennis shop
- bar

Every day more than five hundred people do sports in Millenium.

Millenium Sports Centre hosted some great world tennis events as well as world-known tennis players, such as Stefan Edberg, Justine Henin, Katarina Srebotnik ...

Mens sana in corpore sano.
(A sound mind in a healthy body.)



Stefan Edberg in Millenium, 2006.



Millenium Fitness Centre with the latest sports equipment.



A dance school in Milenium Sports Centre lead by Katarina Venturini.

Katarina Venturini, four time world champion in standard and Latin-American dances leads a dance school in BTC Millenium Sports Centre.

Utile cum dulce

(the useful with the pleasant)

is the underlying principle of BTC City, which makes it lively and eventful. There are many sporting events throughout the year, from beach volleyball in summer to ice-skating and hockey in winter with many other accompanying shows and competitions.

Entertainment and recreation centre has many smaller facilities like a go-kart centre, Fitinn fitness centre, indoor golf course, skating rink, volleyball playground, mini golf course etc. Also many famous athletes such as Alberto Tomba and David Coulthard have visited BTC City.



Fitinn Centre, fitness centre.



Indoor Golf Course.



Go-kart Centre.



Kolosej Multiplex Cinema.

Entertainment and recreation premises in BTC City

• Water Park Atlantis	15,000 m ²
• Millenium Sports Centre	5,400 m ²
• Kolosej Multiplex Cinema	14,500 m ²
• Go-kart Centre	2,400 m ²
• Fitinn Centre	1,200 m ²
• Indoor Golf Course	360 m ²
• Scating / Volleyball	300 m ²
• Mini Golf	550 m ²

Kolosej Multiplex Cinema

The construction of Kolosej Multiplex Cinema was a milestone in the transformation of a popular shopping centre into a BTC City. Over night it became the most visited cultural and entertainment establishment in Ljubljana.

Kolosej, the first multi-screen complex in Slovenia, became the focal point of entertainment activities in BTC City. Kolosej spreads over an area of 14,500 m² and has 12 screens, 3,400 seats and 750 parking lots.

SiTi Theatre BTC

Touch of magic

The establishment of SiTi Theatre BTC was an extremely important step in the overall design of a new BTC City evolving from a shopping centre.



Two of the most popular younger Slovene actors in scene.



Entrance hall of SiTi Theatre BTC.



Welcoming event in front of SiTi Theatre BTC.



SiTi Theatre BTC opened in 2000 and was housed in Mercurius Congress Centre. So far the most prominent Slovene creative artists have staged several performances in this theatre, seen by over 35,000 theatre lovers every year.

In one season there are more than 300 shows and events.

The theatre has also produced 90 of its own shows.

The theatre an upgrade to BTC City's rich and colorful diversity for visitors to spend their spare time.

SiTi Theatre BTC performances are always well visited.



The entrance into the most visited shopping area in Hall A.



A park on the green terrace in Crystal Palace.



Crystal Palace has many faces, including several works of art.

BTC City a nice urban area resembles a glittering town

Further architectural improvements, a wide variety of communication facilities, pleasant interiors, many indoor and outdoor sculptures, green surfaces and horticulture, new programmes and contents- these aspirations are the driving force behind the creation of new urban centers which upgrade BTC City.

BTC City is a vibrant centre of interesting layout jointly created by over 40 domestic and foreign architects and urban planners. Large parts of the environment are green zones and parks dotted with sculptures. This well-kept gardened areas have been designed to provide comfort, relaxation and safety.

BTC City transcends the notion of shopping centre with its green, sustainable development and a wholesome living environment.

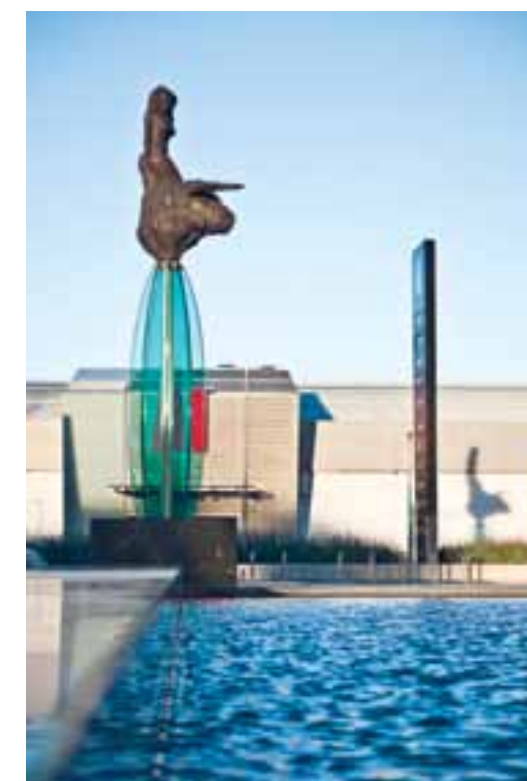
For a higher standard of living in an urban environment.

10 sculptures are displayed outside for the public.

BTC d.d. has an exceptional art collection of more than 400 art pieces.

Modern architecture, state-of-the-art infrastructure in harmony with environment.

Collecting art and developing business both correlated with the expression of creativity and desire for growth.



The sculpture Abduction of Europe in the open square in front of Crystal Palace.



The sculpture Family in front of BTC Office Tower.



A city that never sleeps.



Youth Festival in BTC City at the beginning of the school year.



A cultural event in the framework of the Festival of Shopping and Fun.

A Modern life styles put ever grater emphasis on relaxation and entertainment.

BTC City as a meeting point – a place for communication and socialising

BTC City – the best place for big events.

The Festival of Shopping and Fun is organised in BTC City twice a year, when in addition to special discounts visitors can have good fun at many sporting and cultural events.

The green terrace in Crystal Palace is a unique place for staging different performances, especially in summer evenings. Accompanied by music and other elements, it always attracts numerous visitors.

BTC City Open space boasts a number of shows from the Summer Open-Air Cinema to performances by the Bolshoi Theatre Ballet from Moscow.

Every year more than 30,000 students attend a youth festival in BTC City before starting their university studies in autumn.



Dancing group Maestro performing on the green terrace of Crystal Palace.



Opening ceremony of Crystal Palace: world known ballet soloists Marion Allash and Vladislav Lantratov.



With mass international sporting events BTC boosts its global reputation and visibility.

*Tradition of international cycling festival –
Marathon Franja BTC City.*

International sporting events

BTC City is the place for international mass events and international contacts.



FIS Ski Jumping
World Cup Ladies



Promotional image of FIS Ski Jumping World Cup Ladies in Ljubno.



More than 7,000 cyclists at the start of Marathon Franja BTC City.



The year 2014 marks an important turning point for ladies ski jumping. It is the year of the long-awaited Olympic season which will see female athletes take to the Olympic ski jumping hills for the first time ever.



BTC is the sponsor of the biggest cycling event in Slovenia.



Dr. Peter Kaiser, State Governor of Carinthia, attended Marathon Franja BTC City.



Mr. Gilberto Simoni, twice winner of the Giro d'Italia with his family attended Marathon Franja BTC City.



The President of Management Board of BTC, Mr. Jože Mermal, was President of the Basketball Club Union Olimpija in 1997 when it came third in the European Championship.

FIS Ski Jumping World Cup Ladies in Ljubno/Slovenia

Among all the new ski disciplines, women's ski jumping has gained greatest acclaim over the last couple of years. BTC d.d. supports and helps organise the competition, as the main sponsor of FIS Ski Jumping World Cup Ladies.

In 2013 BTC was granted European CSR Award for the project "BTC City and Ski Jumping For Women" in Ljubno/Slovenia and its financial and organisational support.

Marathon Franja BTC City

Marathon Franja BTC City is a mass international cycling race, which attracts cyclists in great numbers, positive energy and guarantees amazing atmosphere at every turn of the pedal. All that gives Marathon Franja BTC City a special touch, placing it among the best known and the best cycling recreational marathons in the world.

Individuals of different experience and talent are priceless – this is what BTC City has been developing and organising for 10 years.

Sporting and recreational Marathon Franja BTC City encourages active life and brings people together.



In August 2014 BTC City will host the World Championship for Recreational Cyclists, UWCT Final 2014.

Training during the World Cup in Planica, January 2014.

BTC Novo mesto Centre

Shopping area is made increasingly attractive and new programmes are being introduced.

The Novo mesto Unit features shops, offices and logistics facilities. The site is developing into a city, as it comprises shops, offices and other infrastructure services such as banking outlets, a post office, bars and restaurants.

Business premises

- | | | |
|------------------|-----------------------------|---------------------------|
| • shopping area | 8,000 m ² | • 18 shoppis |
| • office area | 1,900 m ² | • 3 bars and a restaurant |
| • service area | 1,000 m ² | • post office |
| • warehouse area | 8,300 m ² | • bank |
| • cargo terminal | 7,200 m ² | • insurance office |
| total | 26,700 m² | • beauty studio |



Easy access to BTC site from the main road.



Business premises in Novo mesto.



Easy entrance to BTC site from the main road.



All categories of consumers can choose from a wide variety of products and services.

BTC Murska Sobota Centre

BTC Murska Sobota Centre is the biggest in the region.

Murska Sobota Unit has several advantages. It is close to the borders with Austria, Croatia and Hungary. The shopping centre in Murska Sobota is the main centre for the whole region of Pomurje.

Business premises

- | | | |
|------------------|-----------------------------|--------------------------|
| • shopping area | 20,000 m ² | • 39 shops |
| • office area | 1,700 m ² | • 4 bars and restaurants |
| • service area | 2,100 m ² | • post office |
| • warehouse area | 300 m ² | • pharmacy |
| total | 24,100 m² | • optician's shop |
| | | • indoor baby playground |



Business premises in Murska Sobota.

An aerial photograph of a large industrial complex, likely a logistics center. The main building has a vast roof covered in solar panels. Surrounding the building are extensive parking lots filled with cars and trucks. Other industrial structures and roads are visible in the background.

BTC d.d.

A growing company making huge investments and bringing new smart solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food logistics in Slovenia. Further development: one of the biggest intermodal logistics terminals in South-East Europe

pages 70 - 75

Mission: Green

Sustainable development as a new pillar for company expansion

pages 76 - 83

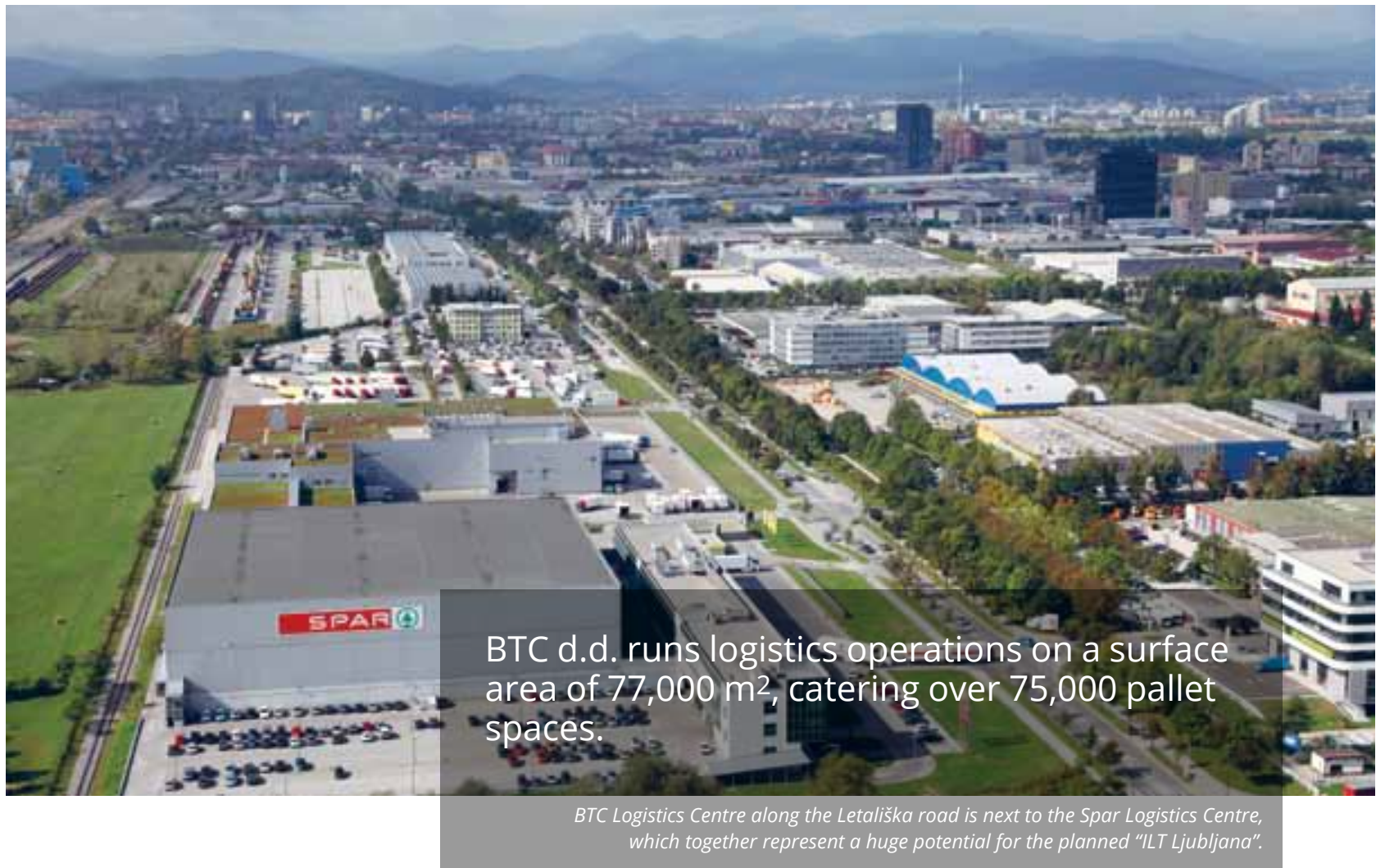
BTC Development Vision

An open dialogue with the future

pages 84 - 93

A solar power plant on roofs of two logistics facilities covering 13,200 m².

Permanent growth and modernisation of logistics activities



Logistics activities

- warehousing
- commissioning
- additional logistics services
- distribution of goods in Slovenia
- international transports
- customs terminal
- refrigerating warehouse

Advantages of BTC Logistics

- specialisation
- international standards
- state-of-the-art information technology
- optimal organisation and know-how
- industrial rail
- capital and financial stability
- 5,000 pallets commissioned daily
- 150 cargo vehicles loaded daily to be delivered to around 300 different destinations
- services currently provided to cater over 75,000 pallet spaces
- increasing business volumes and rising logistics efficiency
- 100% capacity utilisation



Major partners

- Spar Slovenia
- Petrol
- Atlantic trade
- Wrigley
- Dr. Oetker
- Pernod Ricard
- Prodis
- British American Tobacco
- Drogerie Markt
- Rittal
- Beiersdorf
- Barilla

BTC Logistics City

BTC Logistics City is the centre of knowledge of logistics. It hosts the head office of the Slovenian Logistics Association and Federation of Drivers and Mechanics of Slovenia. Within the Logistics City several new services are being developed to complement the logistics aspect of the entire supply chain. In line with the Company's business orientation, the logistics activity has followed the path of sustainable development.

Logistics Centre was granted the Green Logistician award by the professional public in 2013.

BTC Logistics is the greatest expert in food logistics in Slovenia.

Intermodal Logistics Terminal Ljubljana – ILT

The huge future project was presented at the MIPIM Cannes, on one of the largest world real estate fairs, together with the Slovene government, the capital city of Ljubljana and Slovenian Railways.

The required investments in ILT total EUR 140 million.

900 new jobs created at ILT upon project completion.



BTC provides logistics services for Spar Slovenia.



Solar power plants on the roof of two logistics facilities, on a surface area of 13,000 m² with 900 kWp power, produce 1 million kWh electricity annually.



The new ILT Ljubljana will feature indoor warehouses covering an area of 161,000 m².

Implementation of the ILT Ljubljana as the leading provider of land logistics in SE Europe

- opportunity to develop a leading ILT at the crossroads of two important European freight corridors
- opportunity for BTC to work with the national railway company (Slovenian Railways)
- opportunity for BTC to go into partnership with the national railway-company by establishing a joint venture
- opportunity for gaining EU funding for investment purposes
- available logistics know-how of BTC
- opportunity for other investors

Logistics activities in the ILT area

- warehousing and handling of goods, cross-docking services
- international groupage and distribution of goods
- express delivery service of small shipments
- railway transport operations
- direct transshipment of goods between rail and road
- combined transport operations: containers, swap bodies, Ro-La
- container terminal services
- filling and emptying of containers
- forwarding services and custom brokerage
- other logistics related services

Main goals of ILT

- form a public-private partnership between BTC and the national railway company to manage the entire ILT area
- optimal utilisation of available space and existing capacities
- offer integrated logistics services; acquisition of new goods and new customers such as ports, transport operators, forwarders.
- strengthen the position of Ljubljana within the network of European Freight Corridors in cooperation with the Slovenian Government and the Municipality of Ljubljana



Services are currently provided for over 60,000 pallet spaces.



BTC d.d.

A growing company making huge investments and bringing new smart solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food logistics in Slovenia. Further development: one of the biggest intermodal logistics terminals in South-East Europe

pages 70 - 75

Mission: Green

Sustainable development as a new pillar for company expansion

pages 76 - 83

BTC Development Vision

An open dialogue with the future

pages 84 - 93

Mission: Green!

BTC for Sustainable Development

Corporate social responsibility has always been the cornerstone of development of BTC d.d.



The sculpture Mother Earth in front of the Atlantis Water Park.

Mission:
Save Water!

Ecology

Effort is taken to reduce the negative impact on the environment through sorting, recycling, efficient use of water, energy and other natural resources, and the promotion of responsible attitudes to the environment. The Company sets an example by generating green energy. BTC devotes ceaseless efforts to the cause of environment through many agents.

This is our joint mission!

- Mission: **Green City!**
- Mission: **Energy Efficiency!**
- Mission: **Save Water!**
- Mission: **Waste to Resources!**
- Mission: **Eco Index!**
- Mission: **Green Traffic!**
- Mission: **Corporate Social Responsibility!**

Mission:
Energy
Efficiency!

BTC produces its own green energy

- Three solar power plants produce 2000 MWh of electricity annually

BTC reduces consumption of energy

- CO₂ emissions lowered in 2011, 2012, 2013 by around 2,500 tonnes
- BTC reduced water losses from 20% to 5% annually
- BTC introduced its own Eco Index
- BTC introduced a Central Control System
- Comprehensive upgrade of the lighting system

BTC is awarded the international ISO 50001:2011 certificate.



Wind power plant at the entrance to BTC City. Produces 240,000 kWh of electricity annually.

The Eco Index is a business model, which has already received three awards: the Most Innovative Business Model Award (JAPTI 2011), HORUS 2011 - the Slovene award for corporate social responsibility, and the Environmentally-Friendly Company award. With Eco Index BTC evaluates its own activities that help reduce negative effects and

increase positive impacts on the environment. Its added value is the difference between what the company gives to the community and what it takes from it. All this is manifested in the form of ecologically aware solutions, additional services for visitors and business partners and more responsible behaviour towards society.



Crystal Palace is built to live up to the highest expectations of its occupants also in horticultural design.

Mission: Green City!



Mission: Eco Index!

Green Agents

Important part of the project are the so-called green agents, each helping to implement our joint mission in different areas. A green agent can be anybody willing to make an effort towards friendly environment and green development: employees, business partners, shoppers and all able to give inspiration with their green behaviour. Green agents are not only plants, which clean the air and paint the environment in friendly green, or trees which process CO₂

emissions and help create a more natural environment, but also animals. In an effort to promote walking around BTC City, the first leg of a green walkway was designed and built, planned to be extended in the future. Visitors are encouraged to use the parking garage and ride the free BTC City bus. Numerous waste containers communicate BTC's commitment to the sorting of waste, which is then turned into an important resource.

Through the strategic project "Mission: Green" BTC wishes to attract as many green agents as possible. We invite our visitors to explore the first achievements of the "Mission: Green" and themselves become active green agents. Let's set a good example! The same invitation is extended to our business partners, employees, shoppers and others on the BTC site.



The Avenue of Youth.



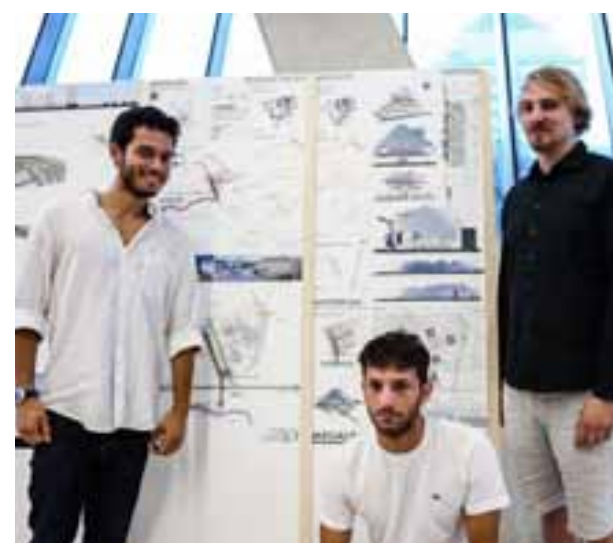
Green Agents at each corner in BTC City to win over as many visitors as possible.



Mr. Jože Mermal, President of the Management Board, welcoming Ms. Sunnita L. Williams.

Ms. Sunnita L. Williams, Nasa's astronaut, a woman who stayed in space the longest, opened the exhibition entitled Unveiled Views of the Mysterious Space in BTC City, September 2009.

Mission: Corporate Social Responsibility!



BTC together with the Faculty of Architecture organised an international seminar for the SMANFUL program. The theme was Citization of BTC. Projects was prepared by 32 students from 7 European countries.

In a bid to improve the quality of life in all segments, BTC together with its visitors supports sports projects, environmental and humanitarian campaigns, organises workshops and competitions for children as well as co-finance purchases of playground equipment. BTC is the recipient of HORUS 2011 - the Slovene award for corporate social responsibility.

BTC sponsored and enabled young artists to display their work at SiTi ART-store in Crystal Palace.

Mitja Petkovšek, World Champion on parallels bars, Melbourne 2005.

Mitja Petkovšek on parallel bars - a multiple World and European winner, sponsored by BTC d.d.



In BTC City in many ways willingness is expressed to encourage children and create a better tomorrow for them. On the site several workshops take place, especially in ecology and corporate social responsibility, with an aim to promote worldwide friendship.



SiTi ART store is a shop - in Crystal Palace gallery, sponsored by BTC d.d. - where young artists can offer their products to customers.



BTC d.d.

A growing company
making huge investments
and bringing new smart
solutions

pages 8 - 19

BTC City

Splendour of Diversity
Place of Coexistence
Business, Shopping,
Entertainment, Recreation
and Cultural Centre

pages 20 - 69

Logistics Centre

The greatest expert in food
logistics in Slovenia. Further
development: one of the
biggest intermodal logistics
terminals in South-East Europe

pages 70 - 75

Mission: Green

Sustainable development
as a new pillar for
company expansion

pages 76 - 83

BTC Development Vision

An open dialogue
with the future

pages 84 - 93

BTC Development Vision

BTC City space wide open – an open dialogue company



Presentation of the Šmartinska Partnership at MIPIM - the largest international real estate fair in Europe in Cannes in 2009.

BTC City still has a vast potential for further diversification as new possibilities and ideas are arising all the time, opening up new dimensions.

Beside the Intermodal Logistics Terminal Ljubljana, all further development of BTC City will be greatly influenced by a big urban planning project entitled Šmartinska Partnership. The project is managed by the Municipality of Ljubljana. The idea is to redefine the purpose of an area of 230,000 m², lying between BTC City, Šmartinska cesta and the railway line. It is a big public-private partnership project, for which an international urban planning competition

was organised to select the best design for this area, directly bordering BTC City. According to plans, in the future the area will be developed to become a prestigious district of Ljubljana: fashioned after Manhattan, based on the tenets of super-modern urban planning, placing new shopping, residential and business facilities around a big central park.

Two projects from the Šmartinska Partnership have already been completed: Crystal Palace and Plaza hotel.



Crystal Palace, 2011

Plaza Hotel, 2012

Partnerstvo Šmartinska project was recognised as a very attractive at a MIPIM property trade show.



Architects who designed major projects in BTC City

Peter Bassin	Mojca Fišer	Ivo Koritnik	Nada Schollmayer
Petra Bauer	Peter Gabrijelčič	Nande Korpnik	Barbara Schollmayer
Marjan Bežan	Miran Gajšek	Jelica Kupec	Denis Simčič
Mirjana Berčič	Mihelj Gorazd	Jagoda Ličina	Brane Smolej
Urban Brandner	Andrej Gregorčič	Vera Lovrečič	Fedor Špacapan
Heinz Brunner	Đuro Ivanović	Jože Nemec	Milan Štrukelj
Andrej Cvar	Igor Jurančič	Matjaž Pangerc	Luka Tomori
Miha Dobrin	Andrej Kasal	Angelca Pokl	Sandi Trajkov
Angelca Dokl	Milena Kitek	Mira Prelog	Boris Vovk
Dušan Engelsberger	Toš Kitek	Bojan Purg	Boštjan Vuga
Andrej Erjavec	Janez Koželj	Janez Roš	Rudolf Wienands
Franci Erjavec	Vladimir Koželj	Jurij Sadar	



See you tomorrow.



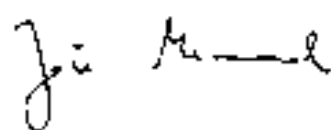
Co-existence and synergies
between BTC City and
Municipality of Ljubljana
bring mutual benefits.

*BTC City viewed from the Ljubljana Castle,
from west to east.*

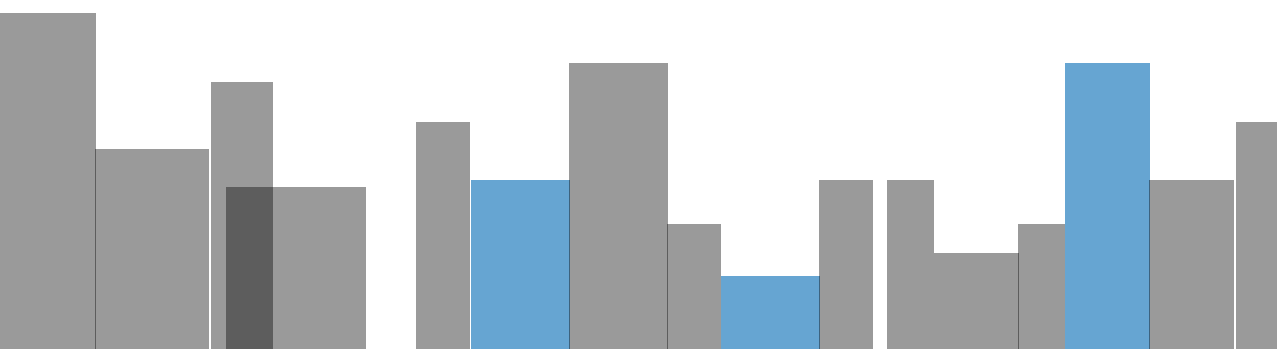
Travelling through time, tracking the world ...

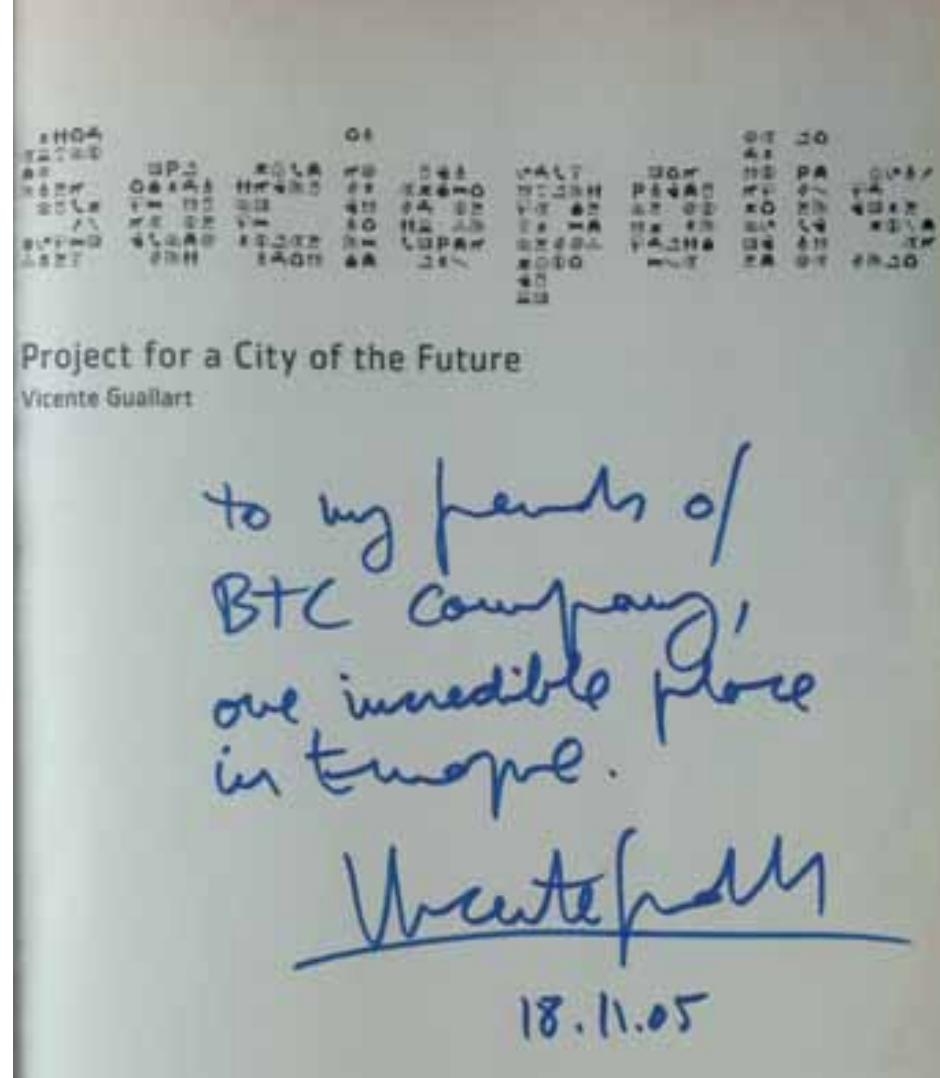
We will continue to travel this road with responsibility, following business and public interest, corporate social responsibility and sustainable development, by respecting the identity of the city and mostly by paying attention to our business partners and visitors.

Jože Mermal,



President of the Management Board
and CEO of BTC d.d.





Inscription by the Director of Institut d'Arquitectura Avançada de Catalunya, Barcelona (IaaC) and author of the project Sociopolis Vicenta Guallarta, dedicated to BTC d.d., which from IaaC commissioned a study on its future development entitled "From BTC City to BTCitizen".



BTC d.d.

Šmartinska 152, SI - 1000 Ljubljana, Slovenia

Phone: + 386 (0)1 585 13 00

+ 386 (0)1 585 13 19

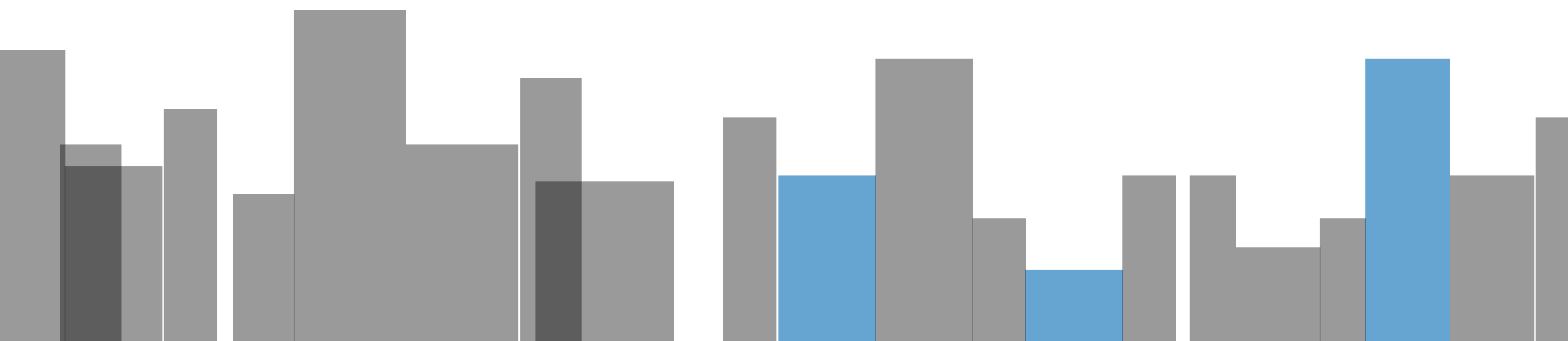
+ 386 (0)1 585 13 86

E-mail: info@btc.si



BTC City Info point:

Phone: + 386 (0) 1 585 22 22

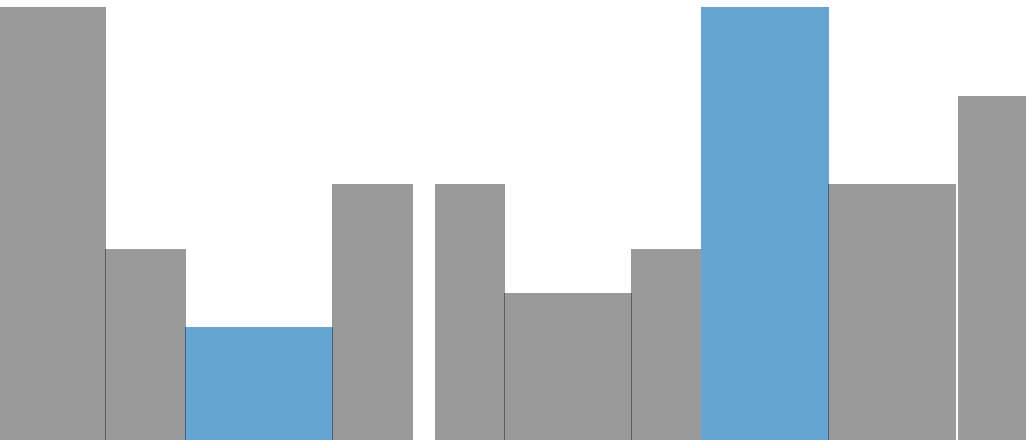


Web sites

- Corporate: www.btc.si
- Portal BTC City: www.btc-city.com
- Atlantis Water Park: www.atlantis-vodnomesto.si
- Sports Centre Millenium: www.millenium.btc.si
- Logistics Centre: www.logisticni-center.si
- Eco portal BTC: www.eko-btc.si
- Crystal Palace: www.kristalna-palaca.com

The power of devotion to the team.

1st Slovenian professional women's cycling team BTC City Ljubljana.



Published by: BTC d.d.
Photography: BTC Archive, Google maps
Text: BTC d.d. and Sonja Polanc
Translation: Marta Biber, Ago d.o.o.
Design: Matjaž Ferenc
Ljubljana, April 2014



