

PRESS RELEASE



2nd December 2004

FIRST UK BERSHKA OPENS AT METROCENTRE

Bershka, one of Spain's leading fashion retailers, today opened its first UK store at MetroCentre. The new store will trade from 4,521 sq. ft. (420 sq.m) on the first floor in the new Red Mall, offering innovative fashion reflecting the latest trends for young women.

Bershka, a sister company of Zara, has 300 stores throughout 15 countries in Europe trading in cities such as Milan, Barcelona, Paris and Amsterdam. Both companies belong to Inditex, one of the largest fashion retail groups in the world, which also owns Massimo Dutti, Stradivarius, Oysho, Kiddy's Class, Pull and Bear, and Zara Home.

The new Red Mall, which opened on 6th October, has received a tremendous response from shoppers. Since opening, more than 4.5 million shoppers have visited MetroCentre with several new stores breaking national sales records.

The new offer, headed by a flagship Debenhams department store, has brought an exciting range of fashion brands to the north east, with major stores for Zara, H&M, and New Look (who have expanded their offer to include menswear), Schuh, Jones Bootmaker, Karen Millen, French Connection, Faith, Capo, and Pumpkin Patch. Mango is fitting out and will open before Christmas.

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Note to Editors

Capital Shopping Centres PLC, a wholly owned subsidiary of Liberty International PLC, is the leading company in the UK specialising in the ownership, management and development of regional shopping centres. As well as MetroCentre, it owns Lakeside Thurrock, Braehead Glasgow and six major in-town regional centres and is engaged on a substantial development programme involving both new city centre schemes in Norwich, Cardiff and Oxford, and extensions to existing shopping centres. Overall, CSC owns and manages some 8 million square feet of retail space, attracting 175 million customer visits a year.

MetroCentre (1.78 million sq.ft.) is Europe's largest shopping and leisure centre, with 324 shops and stores and leisure attractions including a cinema, bowling alley and The New MetroLand, Europe's only indoor theme park.

New Red Mall Retailers:

Debenhams * - 180,222 sq. ft. (16,743 sq. m.)
Bershka * (4,521 sq. ft. / 420 sq. m.)
Capo (2,400 sq. ft. / 223 sq. m.)
Clinton Cards (7,268 sq. ft. / 675 sq. m.)
Faith * (2,693 sq. ft. / 250 sq. m.)
French Connection * (5,332 sq. ft. / 495 sq. m.)
Game (2,457 sq. ft. / 228 sq. m.)
Goldsmiths (2,636 sq. ft. / 245 sq. m.)
H & M * (22,225 sq. ft. / 2,065 sq. m.)
Jones Bootmaker * (2,717 sq. ft. / 252 sq. m.),
Karen Millen * (2,660 sq. ft. / 247 sq. m.)
Mango * (3,784 sq. ft. / 352 sq. m.)
New Look (23,090 sq. ft. / 2,145 sq. m.)
Orange (1,481 sq. ft. / 138 sq. m.)
Pumpkin Patch * (2,567 sq. ft. / 238 sq. m.)
River Island (13,585 sq. ft. / 1,262 sq. m.)
Schuh * (4,599 sq. ft. / 427 sq. m.),
The Pier * (7,738 sq. ft. / 719 sq. m.)
The Professional Cookware Company * (1,930 sq. ft. / 179 sq. m.).
USC *(7,944 sq. ft. / 738 sq. m.)
Zara * (20,071 sq. ft. / 1,865 sq. m.).

*New to MetroCentre