

PRESS RELEASE



16 February 2006

SUCCESSFUL RETAILING AT THE VICTORIA CENTRE, NOTTINGHAM

The 40,000 sq.ft. remodelling project to create an additional 31,600 sq.ft. of space from the indoor market has enabled TopShop/TopMan to take advantage of a brand new 25,000sq.ft. store. At the same time new stores were created for Monsoon and Republic comprising 6,255 sq.ft. and 8,573sq.ft. respectively.

These developments are significant to Victoria Centre because they address the recent customer research which revealed that shoppers would like to see more clothing stores in the centre.

Already based within the centre, TopShop/TopMan were keen to expand in order to carry a wider fashion selection. Jane Shepherdson, Brand Director at Arcadia Group is pleased with the move and said, "The new TopShop in Nottingham has surpassed all expectations in both customer experience and sales performance. It exemplifies what we consider to be the future of retailing - large scale, creatively expressive and exciting."

Caroline Kirby, Asset Management Director, comments, "CSC are delighted to provide this rare opportunity to create three large shop units in Nottingham to meet both retailers' trading needs and customers' shopping requirements for greater choice."

For further information contact:

Margaret Harwood Communications Manager 020 7887 4220

CAPITAL SHOPPING CENTRES PLC 40 BROADWAY LONDON SW1H 0BU

TELEPHONE: 020 7887 4220 FACSIMILE: 020 7887 4225

REGISTERED IN ENGLAND NO. 280739 REGISTERED OFFICE: 40 BROADWAY LONDON SW1H 0BU A MEMBER OF THE LIBERTY INTERNATIONAL GROUP



Notes to Editors

Victoria Centre was opened in June 1972 as one of the first of the new generation of shopping centres to be built in the UK at that time and comprises 981,000 sq.ft. of retail space, anchored by John Lewis and House of Fraser, the latter opened in 1996 as part of a major extension of the Northern end of the scheme. The centre has 116 units, including a wide variety of multiple retailers, and has the benefit of 2,750 car spaces and excellent public transport links. The centre attracts in the region of 23 million visitors per year and is one of the top shopping destinations in the UK providing a third of Nottingham's retail offering.

Capital Shopping Centres ("CSC"), 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. CSC owns 12 completed regional shopping centres in the UK of which 9 are in the UK's top twenty-five. These holdings include 4 of the UK's regional out-of-town centres: Lakeside Thurrock; MetroCentre Gateshead; Braehead, Renfrew, Glasgow; and The Mall at Cribbs Causeway, Bristol (66% owned jointly with Prudential) and 8 major in-town centres including Manchester Arndale (95% owned jointly with Prudential) and Chapelfield, Norwich which opened in 2005.

CSC is engaged on a substantial development programme involving both new city centre schemes in Cardiff and Oxford, and extensions to existing shopping centres. Overall, CSC owns over 11.1 million sq.ft. of retail space attracting over 210 million customer visits a year.

This press release includes statements that are forward-looking in nature. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Liberty International PLC to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Any information contained in this press release on the price at which shares or other securities in Liberty International PLC have been bought or sold in the past, or on the yield on such shares or other securities, should not be relied upon as a guide to future performance.