

EUROPLEX

Hot shell fit-out
5.6m Euros
2001

Sep-00

COLD SHELL WORKS



Cinema bar

veso

“Working from company inception and at the very start of its design process was extremely rewarding. There were four weeks to define the look of the company before drawings went to detailed design then tender. 268 days later we delivered an operating business brought in on time and budget.”

Scope of Services:

- Appointment of all consultants
- Total budget and programme control
- Construction, delivery and handover through to operation
- Purchase ordering, budgeting and cost tracking for of over 50 international and local equipment vendors
- Monitoring of concept design implementation by local design team
- Design and implementation of company wide cost control systems
- Authorisation for all associated project costs
- Reporting of project progress to shareholders
- Staff recruitment for division



Auditorium 6

Feb-01

CONCEPT

Mar-01

DETAILED DESIGN

Mid May-01

TENDER

July-01

FIT OUT WORKS & FF&E

Nov-01

T&C

19-Nov-01



EuroPlex Cinemas 8, Veso Mare, Diamon Coast Rd, Patras Greece Opened 19th November 2001

About the Development

A 15,000sqm mixed use retail centre designed by RTKL London the scheme incorporates cinemas, bowling, restaurants & cafes plus 500 underground car parking spaces. Constructed in a mixture of new build and renovated factory buildings, prominent tenants include Goody's, Flo café, La Pasteria & Mondo bowling.

The development capitalises on the stunning views of the sea by way of an outward looking semi enclosed court yard with a series of interlocking multi-level terraces comprising foyer space and licenced bar facilities.

EuroPlex Cinemas

A contemporary design that incorporates state of the art DOLBY DIGITAL technology and full stadia seating within all 8 auditoriums, the cinema forms the anchor tenant to the scheme.

Team

Developed by Real Estate Development Services (REDS), a joint venture company of Elleniki Technodomiki, one of the largest construction companies in Greece. The concept for the hot shell fit out package was provided by London-based architectural practice Burrows Cave International with detailed design services from a multi-disciplinary Greek firm, Hellinotechniki.

Bar by Night



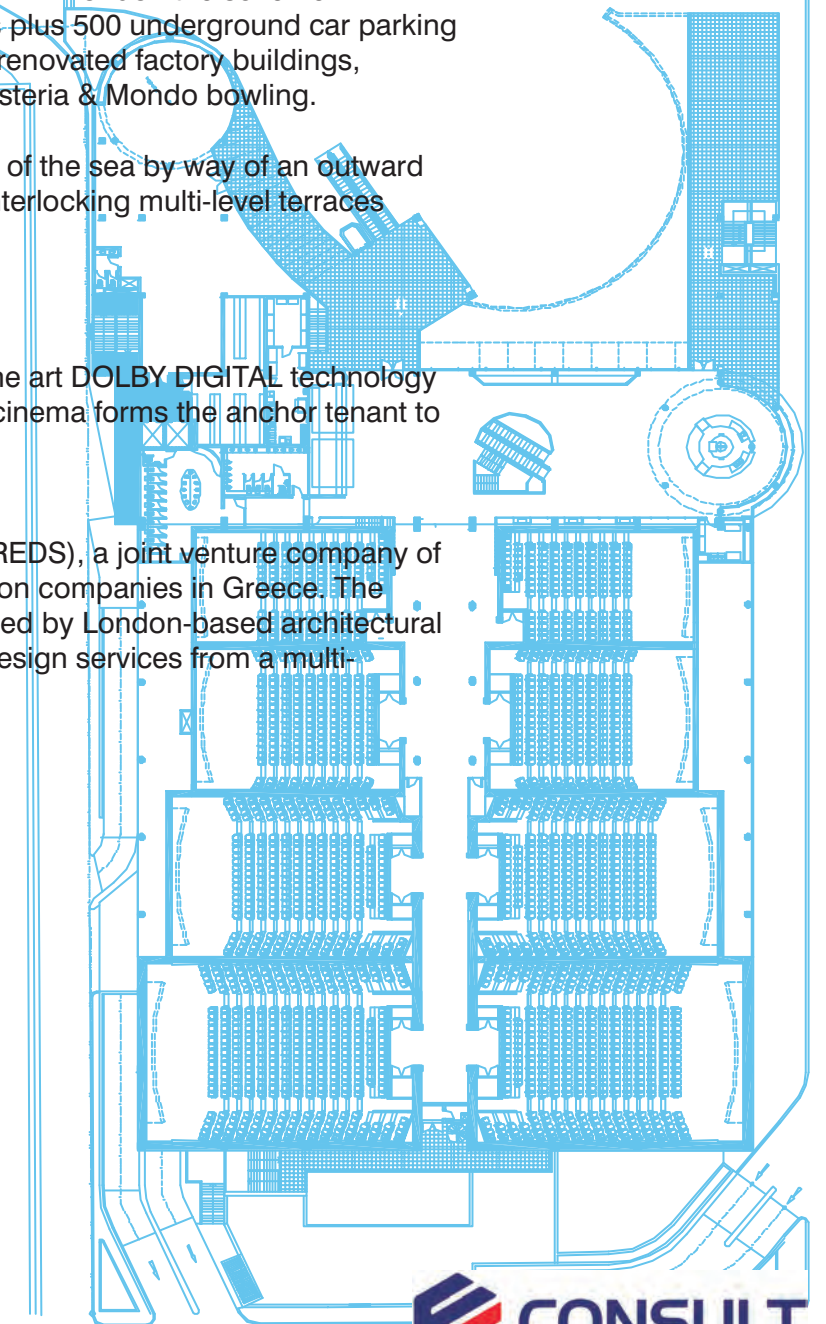
External box office



Box office



Bar by Day



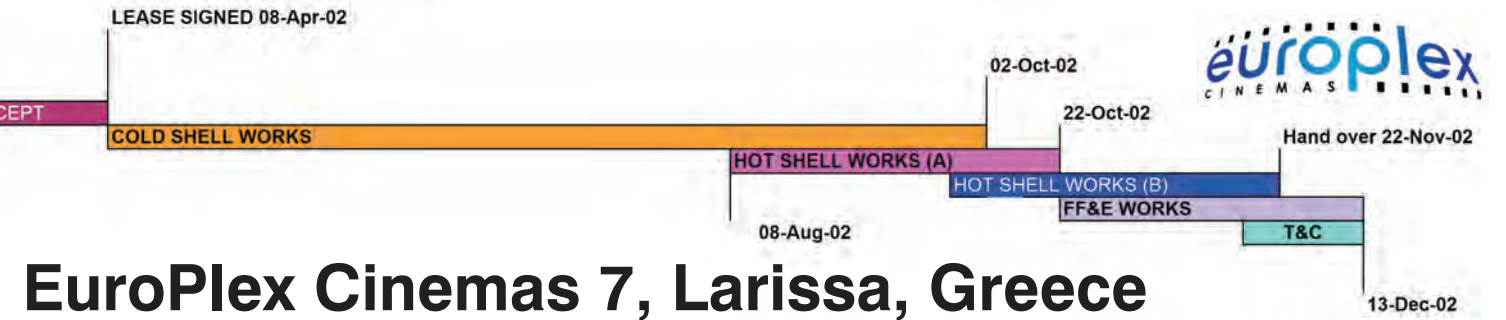


Hot shell fit-out
4.4m Euros
2002



Main Foyer

7 Screens
1,748 seats
5,050 sq m (inc booth)



EuroPlex Cinemas 7, Larissa, Greece

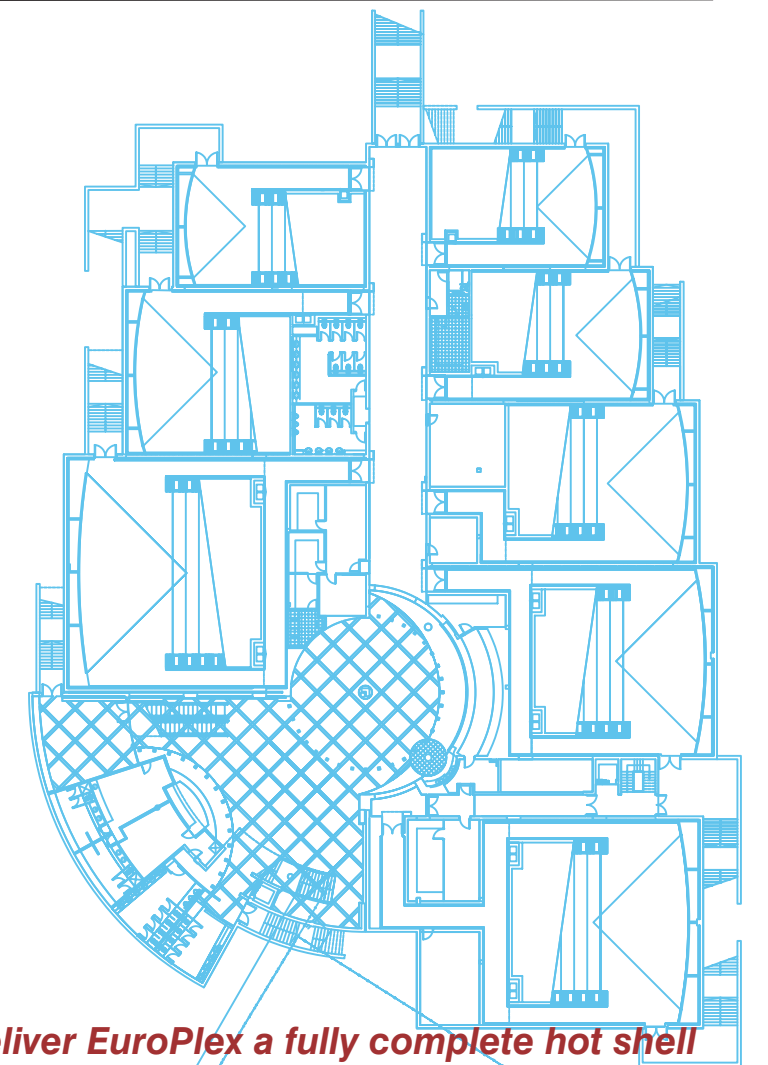
Opened 13th December 2002

Developed by the French supermarket operator, Carrefour, adjacent to their existing supermarket the new leisure extension includes a 7 screen cinema, 2 themed restaurants, bar & bowling alley. The cinema is buried 4m into the ground to reduce volume and usage of building factor creating a sunken main foyer. The cinema features a dedicated fully licenced bar in addition to the usual concessions stand.

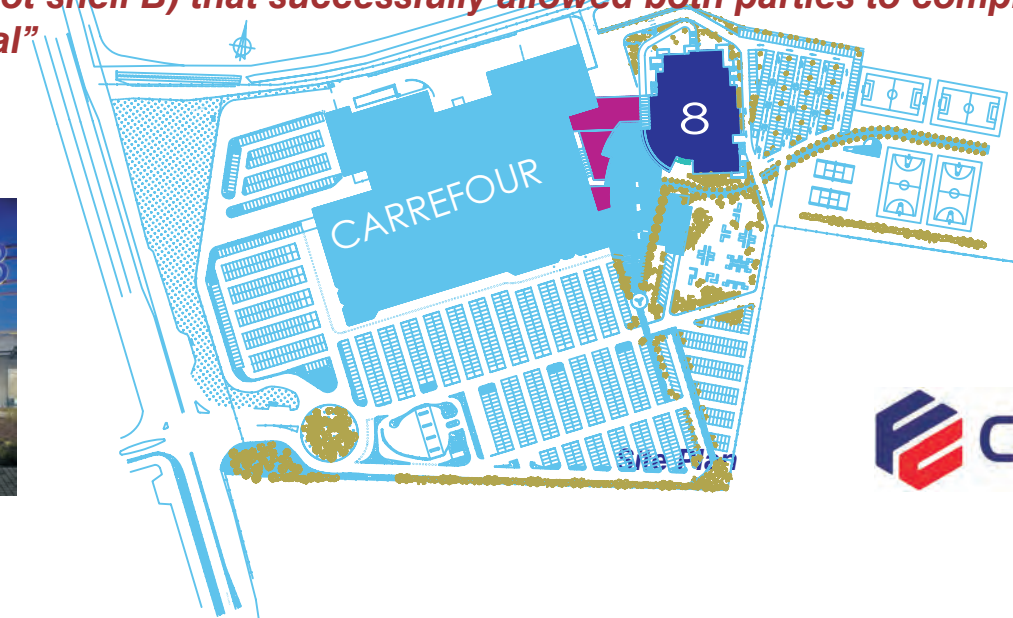
Project Challenges:

Negotiated 50,000 euros compensation from Carrefour for contractors failure to handover hot shell A works leading to compressed equipment fixturing period

Post operation numerous problems were experienced with the LENNOX specified AHU units that had been installed as Carrefour's preferred manufacturer / supplier, despite EuroPlex objections



“At lease signing Carrefour refused to deliver EuroPlex a fully complete hot shell jeopardising the entire deal. Simon Jeffries with 5 years of experience in the Greek construction market and detailed knowledge of construction costs, was able to successfully advise on a construction cap of 2.2m Euros for finishes (deemed hot shell B) that successfully allowed both parties to complete the project deal”



Hot shell fit-out



2.8m Euros
2005



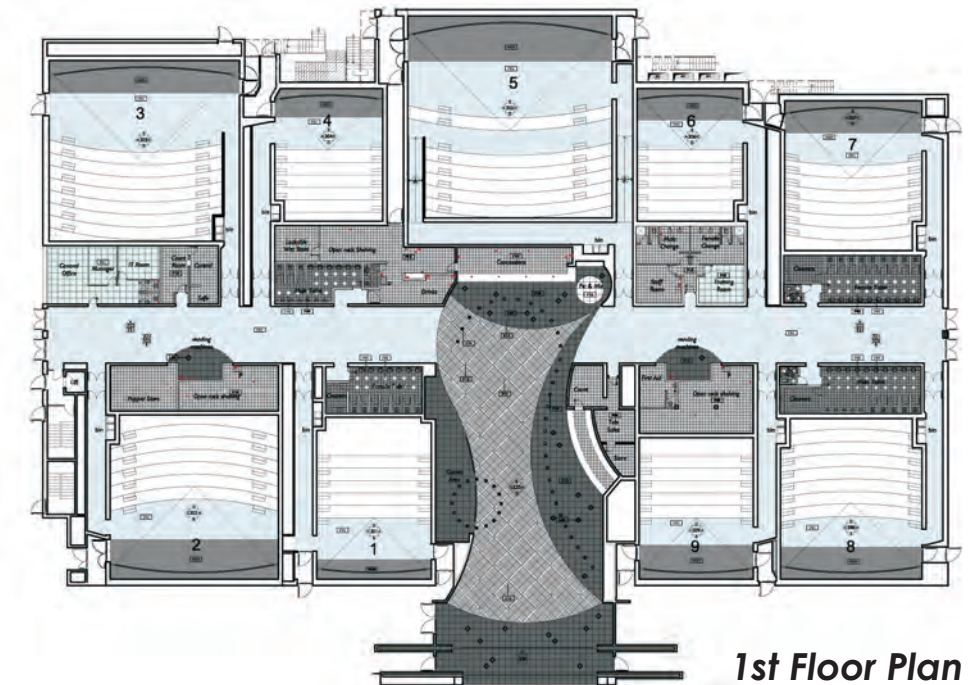
Main Foyer

9 Screens
2,051 seats
4,722 sqm (inc. Booth)

EuroPlex Cinemas 9, Como, Italy

Opening 30th September 2005

A letter of intent was signed with Gruppo Zunino for Europlex's 4th new build cinema on 24th October 2002. However, it was not until 9th February 2004, some 68 weeks later that the full lease was signed since the project was sold in the interim to the contractor / developer SAFER, whom at full completion transferred the entire projects ownership to the Esselunga supermarket operator. Throughout this period of re-structuring the project for the cinema component remained largely unaffected until the legal matters were resolved. Designed by Swiss / German architects the building is planned over two main levels and is situated on the outskirts of the main commercial centre of Como. The development is bounded on 3 sides by a one way ring road effectively creating an island development. The project has 3 underground car parking levels with over 930 car parking spaces. The scheme in addition to the supermarket and cinema anchors, has a heath club, food court and some retail units.



1st Floor Plan

3rd Nov 03



15th July 04



1th Nov 04



16th June 05



16th June 05



Construction

Roof and stadia constructed from laminated timber beams and decking

Project Challenges:

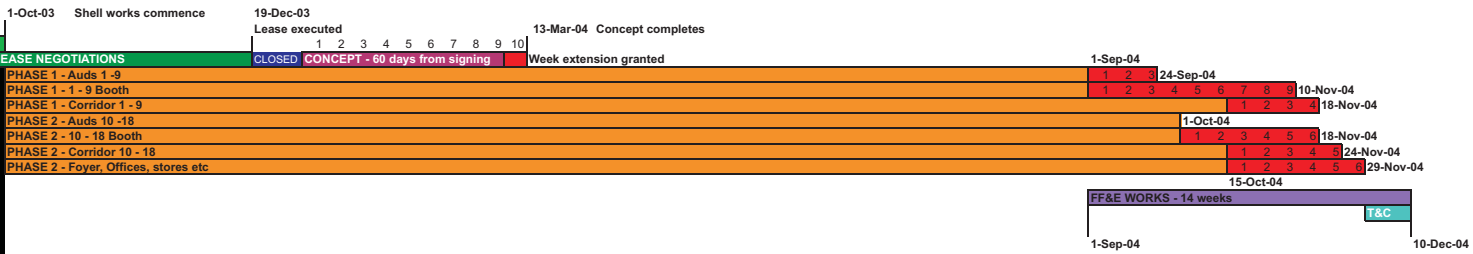
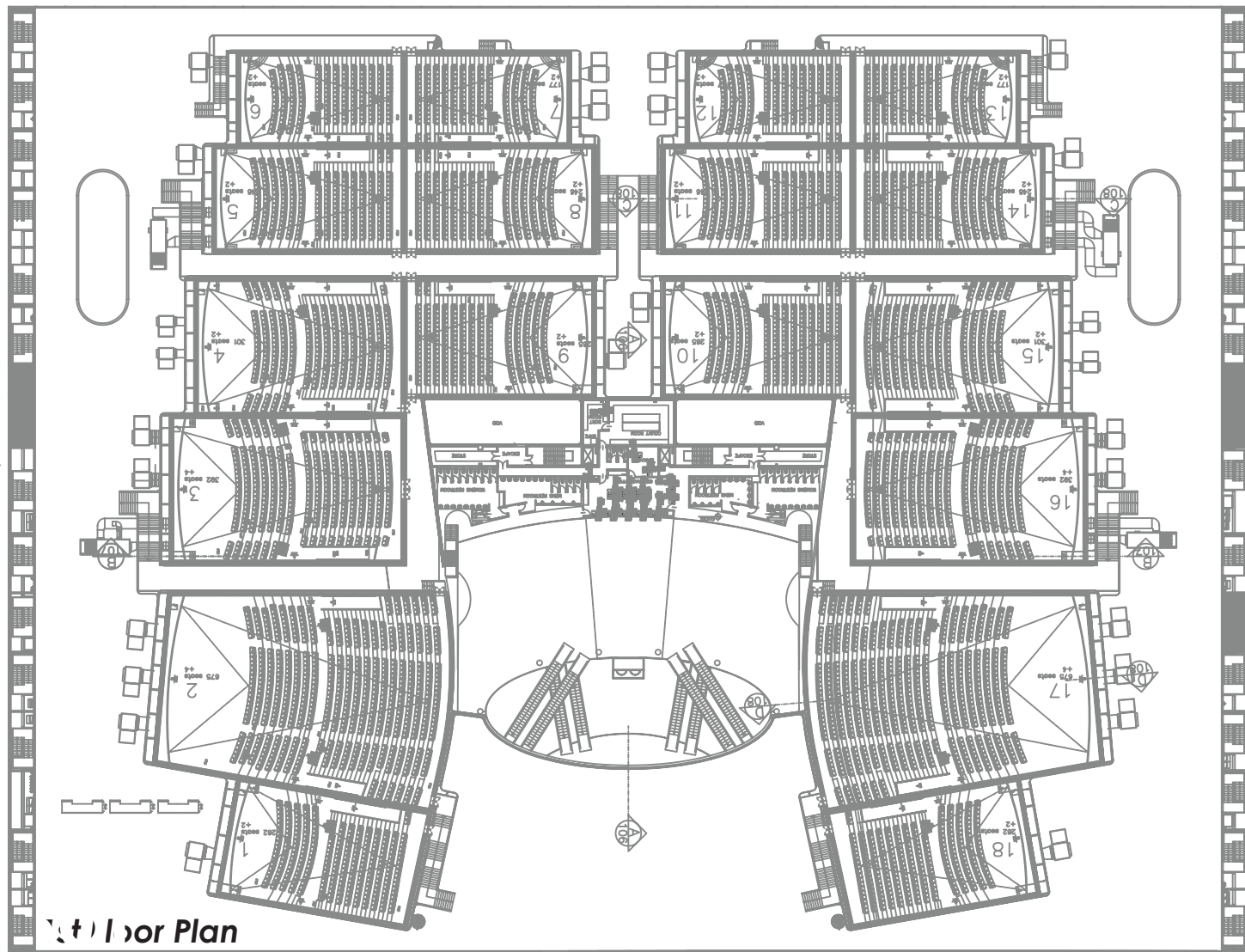
Developers engineers (TECHNION) failed to provide detailed design drawings leading to numerous corrections and additional time charges by EuroPlex consultants picked up at co-ordination site meetings



To accelerate construction and open as soon as possible since Cinestar, another local operator, are due to open an 11 screen, 2,000 seater in Monte Lucino, a 10 minute drive away in early Sept 05



Access Corridor



EuroPlex Cinemas 18, Bicocca, Milan, Italy

Opened 10th December 2004

A development by Pirelli Real Estate Group, the project was formally designed and signed as a heads of terms agreement to Warner Bros Theatres. After the scheme failed to reach full lease execution the project was brought to EuroPlex. After extensive re-negotiation of the initial terms, EuroPlex signed to open the largest multiplex in the north of Italy.

Pirelli were under extreme pressure to open the cinema component before 10th December 04 or risk losing the entire permission for the development since the scheme had been granted Comune building permit extensions on many previous occasions.

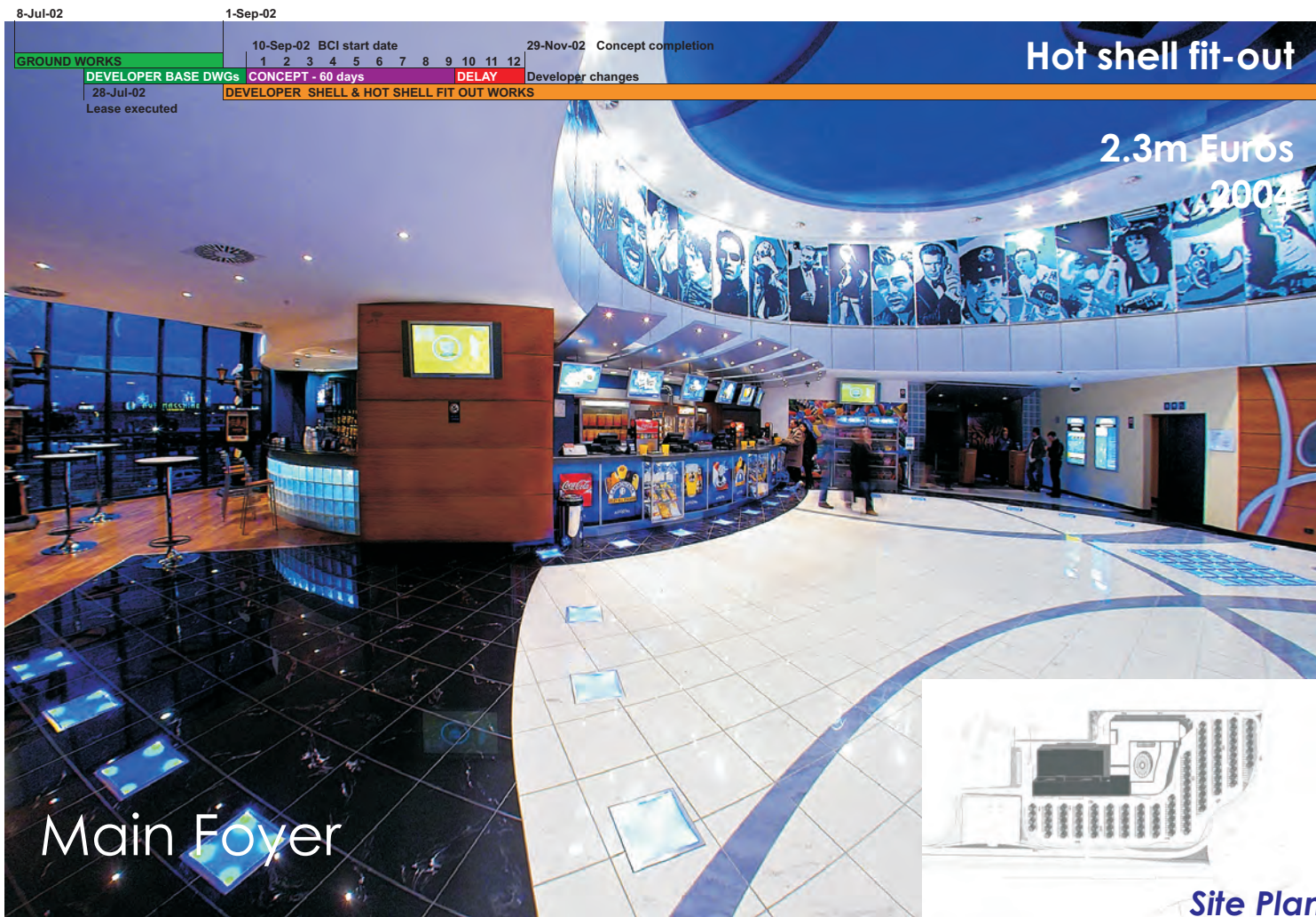
The 18 screen cinema is located on a purpose built roof deck of an integrated retail and entertainment centre. As well as the cinema the scheme is anchored by a 3,500 sqm Virgin Active health club and a 2,500 sqm family entertainment centre.



Project Challenges:

- Pirelli were in a great deal of flux with many management changed three time in the course of a year
- Successfully negotiated and agreed with Pirelli claimed variations of 760,000 euros to 207,000 euros
- Succesfully set up procedures for tendering and contract award for Pirelli funded cinema fixtures to the value of 2.3m Euros
- Despite developer failing to hand over the building on 6 out of 7 lease required dates for differing areas of the building, managed to ensure 14 weeks of cinema fixturing of assets worth 5.6m euros which were integrated into contractors main fit-out works, opening the cinema on time and budget





EuroPlex Cinemas 8, Al Magnifico, Arezzo, Tuscany, Italy

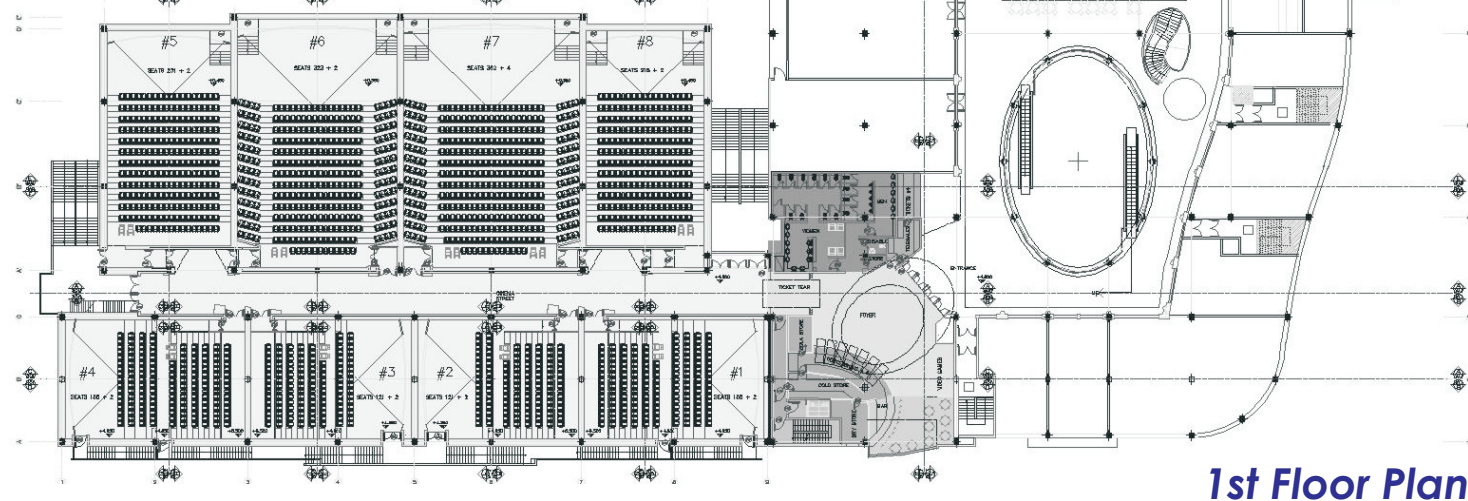
Opened 22nd January 2004

Developed by Novalis spa (part of the Maresca group) that was set up to develop shopping & entertainment centres accross Italy, Al Magnifico in Arezzo is their second development after the Porto Allegro centre in Montisilvano , Pescara - home to a Warner Village 11 screen cinema.

Despite having experience in developing Montisilvano, Novalis were unable to deal effectively with their own co-ordination of the project - friction within their own team between the site manager and the project team was extremely prevalent leading to a 9 week delay in completion of landlord fit-out works for tenant acceptance.

With the help and commitment of our specialist fit-out teams & co-operation from our newly formed Italian operations team, we compacted fixturing and accelerated opening by 3 weeks to capture key post Christmas revenues.

Project Challenges:



Developer failed to provide detailed construction drawings throughout project. Failure to provide drawings for EuroPlex final approval lead to mistakes and delays whist landlord contractor errors were corrected

Developer did not follow procedures for variation submittals according to terms laid out in the lease leading to heated discussions / exchanges during project handover for variation claims

EuroPlex FF&E concessions vendor failed to meet delivery deadlines - new vendor sourced for next site.

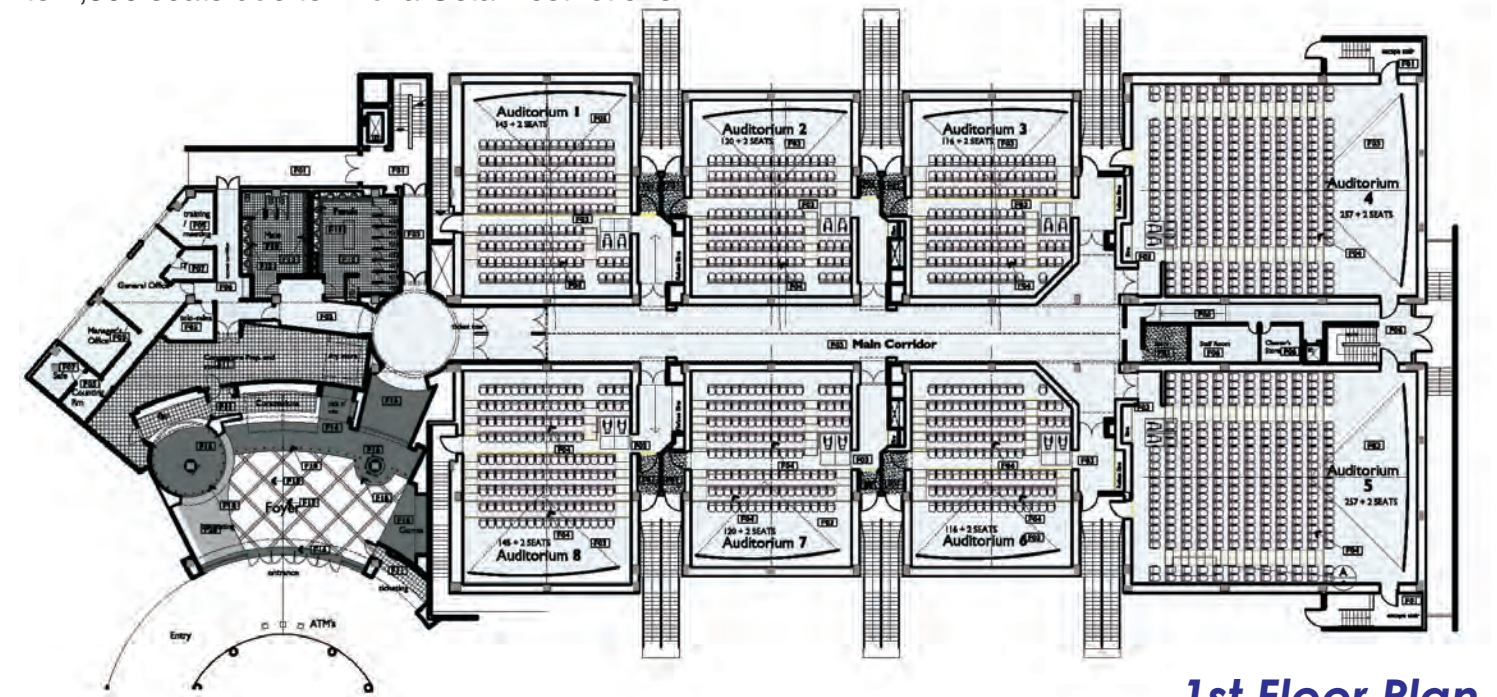




EuroPlex Cinemas 8, Rovigo, Italy

Opened 27th August 2004

A development by ROVIGO 2, the cinema anchors a new free standing mall on the outskirts of the same named town. Previously designed by Kieft + Kieft, a German operator, the re-design to meet EuroPlex requirements was confined to re-planning the foyer and other ancillary areas since the structural works were already well advanced at lease signing. Auditorium seating capacity was limited to 1,300 seats due to "Nulla Osta" restrictions.



Project Challenges:

Developer fails to instruct consultants / contractor to follow EuroPlex consultant drawing requirements. Auditoriums 4 & 5 slabs cast at wrong levels. Slabs demolished and re-cast

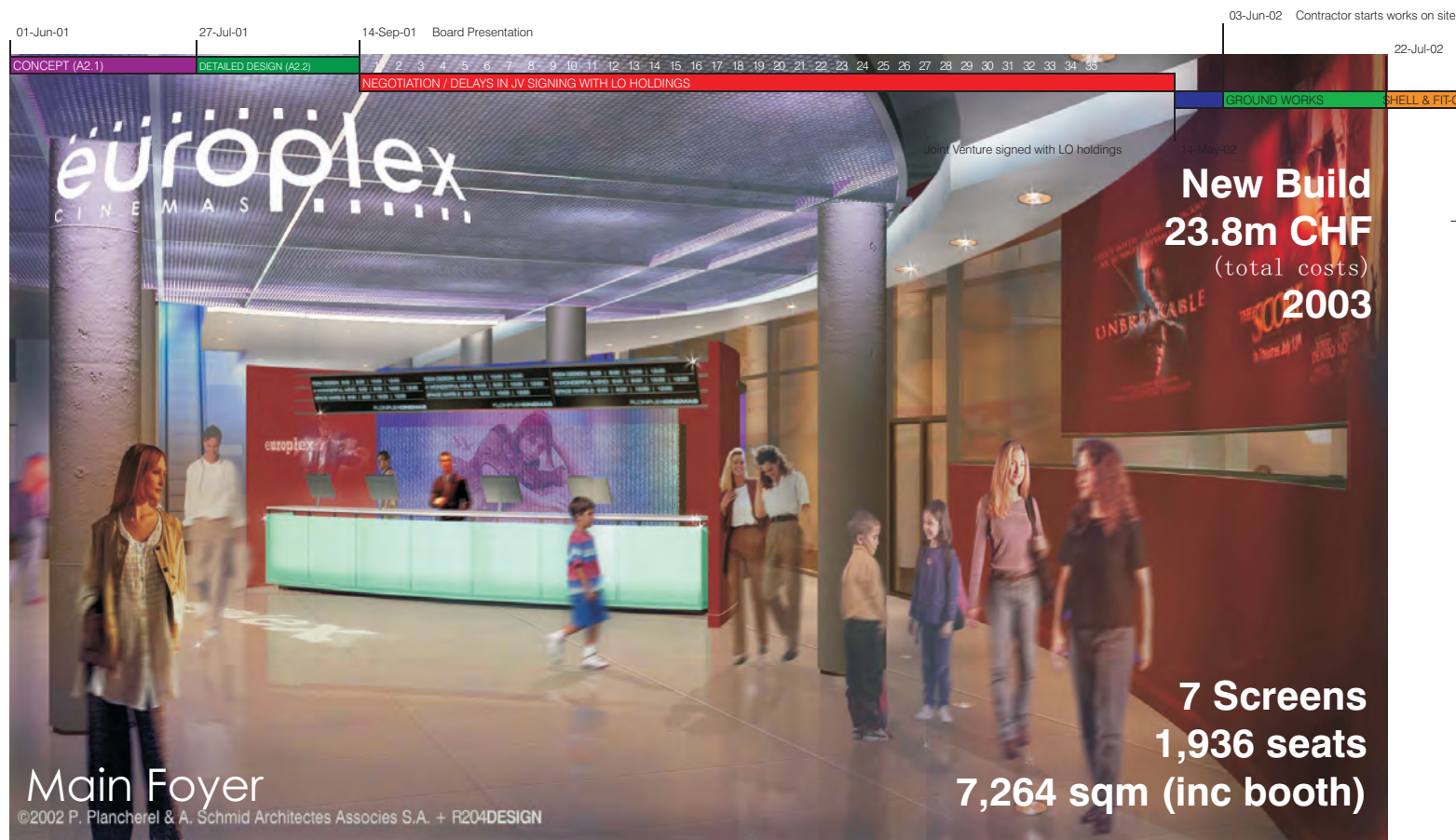
20 legal letters were written throughout the project

Developer fired 2 sets of architects and 2 project managers for failed production information & effective co-ordination

Developer failed to complete Lessor's obligations for hot-shell works leading to delay of 42 weeks and financial penalties of 645,000 euros

EuroPlex re-negotiated lease deal off setting 5 years of CAM charges and undertaking approx 60,000 euros of hot shell works to enable completion





EuroPlex cinemas 7, Flon, Lausanne, Switzerland

Opened 3rd September 2003

Developed in partnership with LO Holdings the building is part of a larger master plan located in the arts quarter of Lausanne.

Concept design was provided by R204 design Architects from California with local documentation provided by a Swiss architectural office. Clad in a secondary external frosted glass skin, the building is best described as an illuminated glass cube that through a series of fibre optic pipes, sandwiched between the two skins, can be programmed to change colour throughout an evening.

Due to the restricted foot print & height constraints, 3 auditoriums are stacked on top of 4 other auditoriums located at basement level. To minimize floor to floor heights within the auditoriums, air conditioning is provided through underfloor stadia seating duct work instead of through a false ceiling.

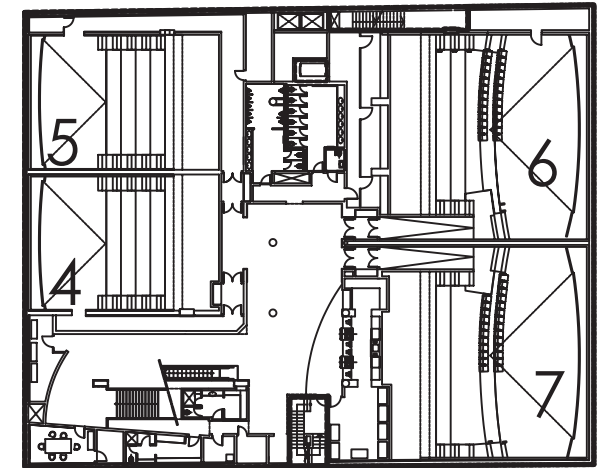
A turn-key contract was agreed with Zschokke, a prominent Swiss contractor, for 19.7m CHF including all professional fees that were novated to the contractor upon signing.

Project Challenges:

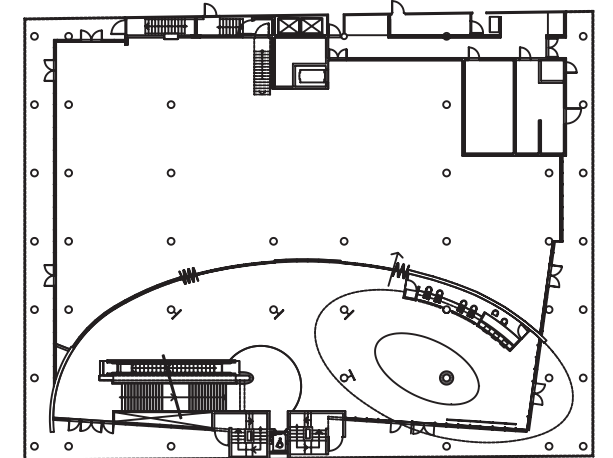
Building was poorly laid out and over designed from project inception by inexperienced US consultants whom had no experience of multiplexes, employed by former Swiss Managing Director. A flawed concept of "projection & light technology" was adopted that was too expensive, unproven and without working installations for review

EuroPlex management team friction with local partner soured communication throughout project development and delivery. 35 week delay from completion of executive drawings to signing of JV agreement with local partner added to project team difficulties

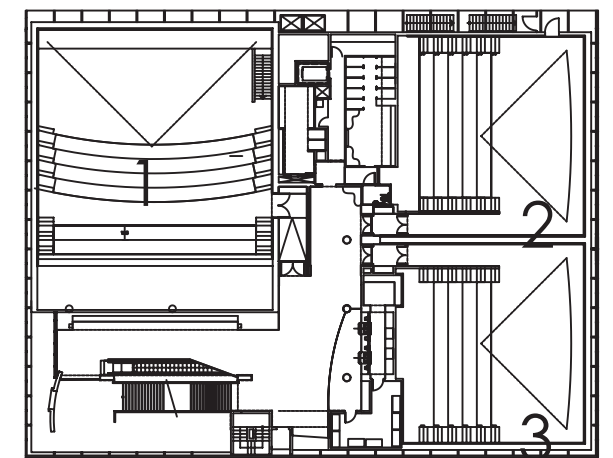
Contractor fell behind original contract program and tried to blame EuroPlex specialist fit-out contractors and in-house management for delays, without success



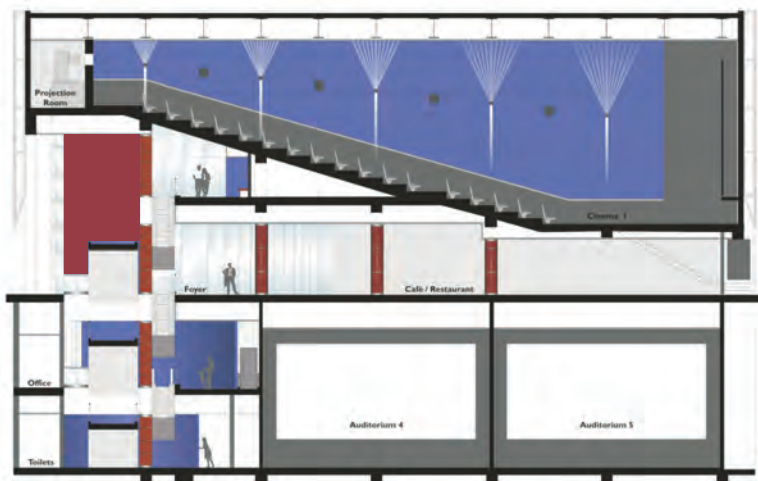
Basement Floor Plan



Ground Floor Plan



2nd Floor Plan



Section thru building



Entry detail



External



Detail



Main staircase