

October 1, 2014

David's Bridal says "I Do" to Roosevelt Raceway Center in Westbury, New York.

Westbury — October 1, 2014 — Mattone Group is pleased to announce the signing of the lease with David's Bridal for a location at its **Roosevelt Raceway Center in Westbury, New York**. The 15,000 square-foot store adds to an already dynamic mix of regional and national tenants at the Center and brings the Center to 100% occupancy.

David's Bridal is the leading bridal and special occasion superstore in America. David's Bridal has been providing bridal and special occasion gowns and accessories for over 60 years and outfits more than one out of three brides in the U.S. David's Bridal brings a new addition to an already exciting retail destination, which includes a 10-screen Loews Multiplex Theater, Home Depot, Fairway Market, Babies R Us, Chili's, Applebee's, Cozymel's, PGA Tour Superstore and nearly 1.2 million square feet of complementary retail and dining in the immediate trade area.

"We are incredibly excited to bring David's Bridal to our Center in Westbury," said Michael X. Mattone, the CFO of Mattone Group. "The addition of this store will only augment the Center's drawing power."

About David's Bridal:

With more than 60 years of experience dressing women of all ages for life's special occasions, David's Bridal understands the importance of providing brides-to-be with a vast selection of exquisitely crafted bridal gowns and bridal party dresses. Known for outstanding value, fashionable designs and the ease of one-stop shopping, nearly 50% of all brides in the US choose to shop at one of more than 300 David's Bridal stores located across the US, Canada and Puerto Rico. Working with a knowledgeable bridal consultant, a customer can enjoy trying on a wide selection of gowns and dresses in her size with the added convenience that most styles are available to take home the same day.

About Roosevelt Raceway Center

Acquired by the Mattone Group in 2008, Roosevelt Raceway Center is a 47-acre, 427,000 square foot power center in Westbury, New York. Easily accessible off the Meadowbrook Parkway and Old Country Road, the Center has over 2800 parking spots and is surrounded by 1.2 million square feet of complimentary retail. The Center's dynamic combination of regional and national retailers include Home Depot, Babies R Us, Loews Multiplex Theaters, Michael's Crafts, Fairway Market, PGA Tour Superstore, Applebee's, Joe's Crab Shack, Sprint and Chili's among others. The Center is currently 100% leased.

About Mattone Group

Mattone Group is a Queens, New York-based real estate management and development company involved in residential, retail, and office development. Over the past decade, Mattone Group has been involved in over \$1 Billion in acquisition, financing, and disposition of prime real estate in New York. The company currently manages over 2 million square feet of retail property in New York, Connecticut, Georgia and Florida.