

August 22, 2012

Mattone Group Brings Fairway Market to Westbury

Westbury— August 22, 2012 — Mattone Group is pleased to announce the opening of the super food store Fairway Market, in **Roosevelt Raceway Center (1258 Corporate Drive, off the Meadowbrook Parkway)**. The 68,000 square foot store occupies the majority of the former Home Expo space and is co-tenanted by Home Depot, Babies R Us and Michael's.

Fairway Market brings an exceptional food shopping experience and will complement the nearly 1.2 million square feet of retail in the area. The store will also generate 450 new jobs.

“Fairway is a great operator, and we are pleased to have them as our tenant,” said Michael X. Mattone, Chief Financial Officer of Mattone Group. “The residents of Long Island now have a food and entertainment destination with unparalleled selection, service, and quality.”

This is Fairway's second store in Long Island, and the 11th store in the tri-state area.

About Fairway Market

Fairway was founded in the 1930s as a fruit and vegetable store in Manhattan, and it is now a growing chain of markets with an expertise in specialty foods. It is also one of the nation's highest grossing food retailers per square foot. Sterling Investment Partners acquired a majority share of the company over five years ago. Today there are 11 food stores and three wine and spirits shops in the tri- state area, employing approximately 3,900 people. In 2007, *Specialty Food Magazine* named Fairway one of the country's six Outstanding Specialty Food Retailers for the Specialty Food Trade. In May 2008, Fairway was named Consumer Deal of the Year b y

M&A Magazine. Fairway was also listed on *Inc.*'s top 5,000 fastest growing private companies for 2008, 2009, 2010 and 2011.

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, Applebee's and Chili's among others.

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, Georgia and Florida.