

October 30, 2013

Mattone Group secures \$85 financing for Roosevelt Raceway power center in Westbury, New York.

Westbury— October 30, 2013 — Mattone Group is pleased to announce it has secured \$85 million in financing for its Roosevelt Raceway Center in Westbury, New York.

Acquired by a joint venture of Mattone Group LLC and Gartenstein Properties in 2008, Roosevelt Raceway Center is a 47-acre, 428,395 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.

Ownership recently oversaw the opening of a brand new Joe's Crab Shack restaurant at the Center. This is Joe's Crab Shack's third restaurant location on Long Island. In addition, PGA Tour Superstore has signed a lease and will be opening in the Center within the next few weeks. This is PGA's first store on Long Island; it will occupy 44,000 square feet and is adjacent to the Fairway Market store.

Working on behalf of the joint venture, Holliday Fenoglio Fowler ("HFF") placed the fixed-rate loan with New York Community Bank. The HFF team representing the borrower was led by managing director Robert Delitsky.

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.

About Gartenstein Properties

Gartenstein Properties is a Brooklyn based development and management company with over 70 years of real estate experience in commercial, residential and office development.