

December 16, 2014

Mattone Group Acquires T.G.I. Fridays in Westbury, New York

Westbury, New York— December 16, 2014 — Mattone Group Merrick LLC is pleased to announce the acquisition of T.G.I. Fridays (“Fridays”) in Westbury, New York with its partner Gartenstein Properties. This acquisition represents a sale-leaseback with Fridays for the location at 829 Merrick Avenue Westbury, NY. The restaurant sits on a three-acre site across the street from Mattone Group’s existing 427,000 square foot Roosevelt Raceway power center.

The acquisition of this restaurant adds to Mattone Groups extensive ownership and management of quick-service and fast casual restaurant properties including Olive Garden, Joe’s Crab Shack, LongHorn Steakhouse, Applebee’s, Chili’s, Cozymel’s, McDonald’s, Burger King, Wendy’s, Popeyes, Dunkin Donuts, Subway and others.

“We have a strong presence in this market through our ownership, management and redevelopment of Roosevelt Raceway Center and we believe this will be a valuable asset to our group” said Joseph Mattone Sr.

About T.G.I. Friday’s

Founded in New York City in 1965, TGI Fridays, jointly owned by Sentinel Capital Partners and TriArtisan Capital Partners, operates over 900 restaurants in more than 60 countries. As the original casual dining bar and grill, Fridays offers authentic American food and legendary drinks, served with genuine personal service. Bringing people together to socialize and celebrate the freeing and liberating spirit of “Friday” was the concept’s founding premise, from which the brand promise “In Here, It’s Always Friday” was born.

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.