

22 January 2008

**PLAZA CENTERS RECEIVES EUR 381 MILLION GROSS CASH PROCEEDS FROM THE SALE OF ARENA PLAZA, HUNGARY**

Plaza Centers N.V. ("Plaza Centers" or "the Company"), a leading emerging markets property developer, today announces that it has received gross proceeds of approximately €381 million in consideration for the sale of the Arena Plaza shopping and entertainment centre in Budapest to UK based Active Asset Investment Management ('aAIM'), one of the UK's fastest growing commercial property investment groups.

As first announced to shareholders on 7 August 2007, Arena Plaza was pre-sold to aAIM. The transaction was consummated on 18 December 2007, with effect from 30 November 2007, at a completion value totalling approximately €381 million. The net cash consideration received by Plaza after settlement of outstanding liabilities was approximately €248 million.

With 66,000 square metres of lettable area, Arena Plaza is Hungary's largest shopping and entertainment centre. The Arena Plaza was 100% let to international and local tenants on its opening to the public on 15 November 2007.

**Commenting on the transaction, Ran Shtarkman, President and CEO of Plaza Centers N.V., said:**

"Arena Plaza is one of the largest and most prestigious shopping and entertainment centres in Central and Eastern Europe and the quality, size and design of this project has set new standards for the region as a whole. By developing what is, as of today, Hungary's largest shopping centre, Plaza has provided Hungary with an exciting new commercial centre in central Budapest and a compelling destination for national and international tenants and visitors. Amongst the international anchor tenants of the Centre are Tesco, the Inditex Group and the giant German retailer, Peek & Cloppenburg, which has chosen Arena Plaza as the site to launch its first Mega Store in Hungary. Additionally, the centre has other major and well known retailers such as H&M, Electro World, Hervis and C&A and a 23-screen Cinema City complex, which includes Hungary's first IMAX theatre.

"Our ability to develop Arena Plaza on time, within budget, and 100% let on opening to key international and local tenants clearly demonstrates the real strength in construction and leasing operations which forms the backbone of the Company's expertise. It is this proven track record of delivering high quality shopping and entertainment destinations in emerging markets that continues to attract property investors to our developments, with the resulting disposals ensuring we achieve our strategy to deliver strong shareholder returns. Arena Plaza is also an excellent example of Plaza Centers' strategic mega projects, such as the large leisure resort on Obuda Island in Budapest, and the Casa Radio landmark scheme in the heart of Bucharest which comprises more than 600,000 sq m of built area.

"The completion value of the Arena Plaza totalling approximately €381 million, is considerably higher than its estimated value of approximately €333 million at the time of the Company's Admission to trading on the London Stock Exchange in October 2006. We are delighted to have achieved a significantly higher market value for the Arena Plaza than stated in the Company's Admission Document and thereby realised significant additional value for our shareholders in both the UK and Poland.

“The significant cash consideration received for Arena Plaza, which has been secured since August 2007 by an irrevocable bank guarantee, will be used to help drive our ongoing plans for growth as well as investing in our current projects which are under development”.

**For further details please contact:**

**Plaza**

Mordechay Zisser, Chairman	+972 3 6086000
Ran Shtarkman, President and CEO	+36 1 462 7221
Roy Linden, CFO	+36 1 462 7105

**Financial Dynamics**

Stephanie Highett/Laurence Jones	+44 20 7831 3113
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**Notes to Editors**

**Plaza Centers N.V.** ([www.plazacenters.com](http://www.plazacenters.com)) is a leading emerging markets developer of shopping and entertainment centres. It focuses on constructing new centres and, where there is significant redevelopment potential, redeveloping existing centres in both capital cities and important regional centres. The Company is dual listed on the Main Board of the London Stock Exchange and, as of 19 October 2007, the Warsaw Stock Exchange (LSE:“PLAZ”, WSE: “PLZ/PLAZACNTR”). Plaza Centers N.V. is an indirect subsidiary of Elbit Imaging Ltd. (“EIL”), an Israeli public company whose shares are traded on both the Tel Aviv Stock Exchange in Israel and the NASDAQ Global Market in the United States.

Plaza Centers is a member of the Europe Israel Group of companies which is controlled by its founder, Mr Mordechay Zisser. It has undertaken real estate development in emerging markets for more than 11 years.