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iPic to open first Nassau County theater at former Sears store

Eastern Consolidated's Brad Cohen and Jon Kamali, exclusive tenant reps for iPic in New York, have arranged a lease for a 348-seat luxury iPic theater in Hicksville, Long Island directly with the property owner, Seritage Growth Properties.

This will be the first Nassau County lease for iPic.

The theater, which will include a bar/restaurant, is planned to open at Seritage Growth Properties' development property, Heritage Village, in the coming years. The reimagined mixed-use destination will replace the former Sears store located at 195 North Broadway.

"We've been evaluating opportunities for iPic for several years and found the perfect location in a former Sears store on Long Island that is being redeveloped into a mixed-use project with iPic as an anchor," Cohen said. "We're actively engaged in identifying additional locations for iPic in the New York metropolitan area."

Hamid Hashemi, CEO and

Founder of iPic Entertainment, said, "We are excited to bring a new experience to Nassau County residents and become a significant part of Seritage's development project, which will add enduring value to the community.

"As one of the top-ranked communities in the country, our new theatrical escape will be able to provide even more high-quality dining and entertainment options to residents and visitors. Our cornerstone presence will provide the area with a quality experiential destination for arts and culture under one roof,"

Located just a few blocks north of the Long Island Rail Road Hicksville Station, Heritage Village will transform the former Sears store into a mixed-use, transit-oriented development with modern rental apartments that will sit above a diverse collection of growing retailers and leading dining, entertainment and fitness concepts.

iPic will serve as the entertainment anchor of this unique project and will deliver the first affordable luxury, full-service theater and

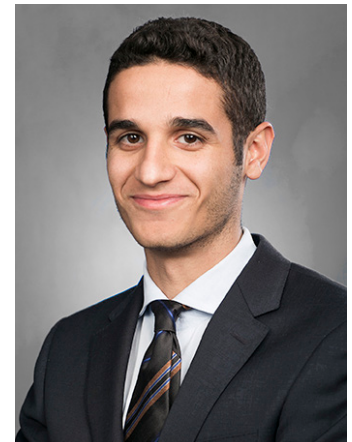


Brad Cohen
Senior Director

restaurant experience to the community.

The restaurant/bar component of iPic's site at Heritage Village will be designed by iPic Entertainment COO Sherry Yard – a three-time James Beard award-winning Chef. A full-service bar will offer a menu of cocktails, presented by award-winning mixologist and master sommelier Adam Seger.

"We are excited iPic Theaters has chosen to open its first location in Nassau County, and third in the state of New York, at our reimagined Hicksville property," Benjamin Schall, President and



Jon Kamali
Director

Chief Executive Officer of Seritage Growth Properties.

"The addition of iPic aligns with our plan to bring leading, first-to-market retail, dining and entertainment concepts to our mixed-use development. We will continue to work in close collaboration with the Town of Oyster Bay and local stakeholders to deliver an exceptional project to the community."

The new iPic at Heritage Village will bring eight auditoriums for movies as well as live shows, gaming competitions and other iPic experiential ticketed events.