

# Atrium European Real Estate Limited

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## **EANS-Adhoc: Atrium European Real Estate Limited ATRIUM ACQUIRES THE FOCUS MALL IN BYDGOSZCZ, POLAND FOR EUR122 MILLION**

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### **ATRIUM ACQUIRES THE FOCUS MALL IN BYDGOSZCZ, POLAND FOR EUR122 MILLION**

Ad hoc announcement - Jersey, 6 October 2014: Atrium European Real Estate Limited ("Atrium" or the "Company") (VSE/Euronext: ATRS), a leading owner, operator and developer of retail real estate and shopping centres in Central and Eastern Europe, announces that it has agreed to acquire Focus Mall in Bydgoszcz, Poland from Aviva Investors for EUR122 million. The acquisition will be financed using existing cash resources and is subject to approval by the Polish antimonopoly office, which is expected to be finalised in Q4 2014.

The acquisition is in line with the Atrium's strategy to become the dominant player in its core markets of Poland, Czech Republic and Slovakia through the purchase of strong income producing shopping centres which complement the Company's existing portfolio. As a result of the acquisition, over 55% of Atrium's total income producing portfolio by market value is in Poland, with 77% located in countries which have A- or above sovereign rating.

Focus Mall was originally developed in 2008 and is the dominant shopping centre in Bydgoszcz. It comprises 41,000 sqm of retail GLA across two storeys, which is currently 96.1% let to a number of anchor tenants including a c.2,800 sqm Alma supermarket, a Saturn electronics store and a Cinema City, as well as a large number of other high profile international and domestic retail fashion brands including C&A, H&M, Reserved, Cropp, House, Bershka, Pull & Bear and New Yorker.

A further two floors over the shopping centre are predominantly given over to car parking for approximately 850 cars, as well as 830 sqm of storage and a 156 sqm office suite for the centre management.

Bydgoszcz is Poland's eighth largest city with approximately 360,000 inhabitants and Focus Mall is well-located in a heavily populated city centre area, adjacent to both the city's main football stadium and the bus station, at the intersection with the city's two main roads.

Commenting on the acquisition, Rachel Lavine, CEO of Atrium, said: "The acquisition of Focus Mall allows us to add another dominant and modern shopping centre to our income producing portfolio and is in line with our strategy of acquiring established assets in the strongest economies of the CEE region. It is highly complementary to and further strengthens our existing Polish portfolio and gives us another great retail platform in one of our targeted top-tier cities in Poland."

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#### About Atrium European Real Estate

Atrium is a leading real estate company focused on shopping centre investment, management and development in Central and Eastern Europe. As at 30 June 2014 the Group owned 153 shopping centres and retail properties, with a market value of EUR2.5 billion, diversified across seven countries with a total gross lettable area of 1.3 million sqm. In 2013, Atrium produced a gross rental income of EUR203.5 million.

The Company is based in Jersey and dual listed on the Vienna and Euronext Amsterdam Stock Exchanges under the ticker ATRS.

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Atrium is established as a closed-end investment company incorporated and domiciled in Jersey and regulated by the Jersey Financial Services Authority as a certified Jersey listed fund, and is listed on both the Vienna Stock Exchange and the NYSE Euronext Amsterdam Stock Exchange. Appropriate professional advice should be sought in the case of any uncertainty as to the scope of the regulatory requirements that apply by reason of the above regulation and listings. All investments are subject to risk. Past performance is no guarantee of future returns. The value of investments may fluctuate. Results achieved in the past are no guarantee of future results.

Further inquiry note:

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