

# Atrium European Real Estate Limited

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## **EANS-Adhoc: Atrium European Real Estate Limited / ATRIUM SUCCESSFULLY ISSUES EUR150 MILLION UNSECURED EUROBONDS BY TAPPING ITS EUR350 MILLION 3.625% EUROBONDS DUE 2022**

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Atrium European Real Estate Limited  
("Atrium")

**ATRIUM SUCCESSFULLY ISSUES EUR150 MILLION UNSECURED EUROBONDS BY TAPPING ITS EUR350 MILLION 3.625% EUROBONDS DUE 2022**

Ad hoc announcement - Jersey, 7 May 2015. Atrium European Real Estate Limited (VSE/Euronext: ATRS), a leading owner, operator and developer of shopping centres and retail real estate in Central and Eastern Europe, announces that, further to its announcements of 24 April 2015, it has successfully issued EUR150 million unsecured eurobonds (the "Bonds"), due in October 2022 bearing a fixed coupon of 3.625% per annum. The Bonds will be consolidated and form a single series with the EUR350 million 3.625% bonds due in October 2022, which were issued by Atrium in October 2014. The issue price is 106.395% of the principal amount reflecting a yield of 2.9% and including accrued interest from 16 October 2014 to (but excluding) the issue date.

The Bonds have been placed with a broad range of institutional debt investors across Europe. Both Standard & Poor's and Fitch have confirmed a BBB- investment grade credit rating to this tap issue, in line with Atrium's corporate rating.

The proceeds of the issue will further strengthen Atrium's liquidity and will be used for the refinancing of existing debt, other investment property activities and general corporate purposes. The transaction is in line with Atrium's stated strategic objectives and forms part of the proactive management of its balance sheet in order to extend the average debt maturity, diversify funding sources and minimise the cost of debt.

Commenting on the transaction, Josip Kardun, CEO of Atrium Group, said: "The success of this tap-issuance is a real endorsement of both Atrium's business and ability to successfully access debt capital markets. Having completed a number of significant acquisitions at the end of last year and at the beginning of 2015, this transaction provides us with additional financial resources to further optimise our capital structure and balance sheet efficiency and pursue further opportunities to grow the business, while at the same time taking advantage of market conditions to increase liquidity at attractive costs."

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## About the Atrium Group

Atrium is a leading real estate company focused on shopping centre investment, management and development in Central and Eastern Europe. As at 31 December 2014, the Atrium Group owned 153 shopping centres and retail properties, with a market value of EUR2.6 billion, diversified across seven countries, with a total gross lettable area of 1.4 million sqm. In the year ended 31 December 2014, the Atrium Group had gross rental income of EUR214.5 million.

In January 2015, Atrium completed the sale of 72 smaller format retail centres in the Czech Republic that were classified as assets held for sale as at 31 December 2014 as part of the Company's on-going rebalancing of its portfolio to focus on larger scale and well-established shopping centres.

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

Atrium is established as a closed-end investment company incorporated and domiciled in Jersey and regulated by the Jersey Financial Services Commission 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.

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