



## **ATRIUM ACQUIRES AFI PALÁC PARDUBICE IN CZECH REPUBLIC FOR €83 MILLION**

**Ad hoc announcement** - Jersey, 6 November 2014: Atrium European Real Estate Limited ("Atrium" or the "Company") (VSE/Euronext: ATRS), a leading owner, operator and developer of shopping centres and retail real estate in Central and Eastern Europe, announces that it has acquired the AFI Palác shopping centre in Pardubice, Czech Republic, from AFI Europe N.V. for a consideration of €83 million. The acquisition is financed using existing cash resources.

The acquisition is in line with Atrium's strategy to acquire prime income producing shopping centres in order to become the dominant player in its core markets of the Poland, Czech Republic and Slovakia, and follows the recent agreement for the acquisition of the Focus Mall in Bydgoszcz, Poland for €122 million as well as the successful issuance of a €350 million unsecured eight year Eurobond.

As a result of the acquisition, over 19% of Atrium's total income producing portfolio by market value is in the Czech Republic, with 77% located in countries which have A- or above sovereign rating.

AFI Palác Pardubice was originally developed in 2008 and comprises 20,900 sqm of retail GLA across four storeys, with the ground and first floors dedicated to retail and the second floor occupied by a 3,255 sqm Cinema City along with a 1,725 sqm conference centre. There is also a c.542 space underground car park.

The freehold property is currently 96.4% let to a number of anchor tenants including H&M, Deichmann, Intersport, New Yorker and Lindex. Other high-profile brands in the centre include Bata, Promod and Sephora. There is also a large Tesco owned and occupied superstore adjacent to the centre.

Pardubice is a regional capital city and 10th largest city in the Czech Republic, with a population of c.90,000. AFI Palác is the region's only contemporary shopping centre and has a catchment of over 200,000 inhabitants within a 30 minute drive. The centre is located at the intersection of four major roads and within a short walking distance of both the main bus and railway station and the historic old town.

**Commenting on the acquisition, Rachel Lavine, Group CEO, said:** "This acquisition follows quickly after we signed an agreement to acquire the Focus Mall in Bydgoszcz, Poland and demonstrates our ability to



deploy capital into quality assets, dominant in their catchment areas within the strong cities of our core markets. The AFI Palác complements and further strengthens our existing Czech portfolio, as well as enlarges our exposure to one of the strongest economies in the region.”

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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 €2.5 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 €203.5 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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