



Atrium's first residential acquisitions secure 650 units in Poland for €53 million

Jersey, 6 October 2021, Atrium European Real Estate Limited (VSE/ Euronext: ATRS), (the "Company" and together with its subsidiaries, the "Atrium Group" or the "Group"), a leading owner and operator of shopping centres and residential for rent properties in Central Europe, announces that it has signed its first two residential transactions, totalling around 650 residential units, located in Warsaw and Krakow in Poland, for €53 million in aggregate. Atrium will invest further into the properties in order to achieve the highest sustainability standards and a BREEAM certification.

Both transactions are expected to be completed by the first half of 2022, with all apartments operational by the end of 2022. The acquisitions form part of the diversification strategy which targets the creation of a portfolio of approximately 5,000 residential for rent units by the end of 2025.

The first property is located in the Włochy district in the western part of Warsaw. The 541-unit building complex is scheduled for completion no later than Q2 2022, and will target young professionals as well as young families with units of various sizes and layouts.

The growing Włochy district is close to one of the main avenues in Warsaw and benefits from access to extensive public transport networks. These include direct train and bus connections to Warsaw city centre, as well as direct access to the capital's main surrounding motorways, Warsaw Chopin international airport and the office hub in Mokotow area. The local area offers numerous shops, shopping malls and entertainment centres, as well as schools, clinics and cultural institutions.

The second property is being developed in Krakow, the second largest city in Poland and one of the leading centres of academic, economic, cultural and artistic life in the region. The 109-unit building is also expected to be delivered in Q1 2022.

The property is located in the Krowdrza district, in the north-western part of Krakow, one of the most attractive and sought after areas of the city. The development is in close proximity to a large commercial centre and is a 10 minute drive from the city's main market square and railway station.



Commenting on the acquisitions, Liad Barzilai, CEO of Atrium Group, said: *“These transactions mark a step forward in our strategy to diversify our portfolio into the residential for rent sector and leverage growth opportunities that will allow us to continue to deliver strong, long term sustainable returns to our shareholders.*

“The assets, which will provide modern, purpose-built homes in high demand areas in Warsaw and Krakow, exemplify how we will seek to take advantage of strong macroeconomic fundamentals and urbanisation trends in locations where there is currently a lack of good quality rental apartments. We currently have an identified pipeline of a further 4,000 units in Poland as we work towards meeting our ambitious targets and we look forward to building on these initial investments over the coming months.”

Further information can be found on the Company’s website www.aere.com or for analysts:

Doron Lavi Segelson: dlavi@aere.com

Press & Shareholders:

FTI Consulting Inc.: +44 (0)20 3727 1000

Richard Sunderland/Claire Turvey/ Andrew Davis: scatrium@fticonsulting.com

About Atrium European Real Estate

Atrium is a leading owner, operator and redeveloper of shopping centres and residential for rent apartments in Central Europe. Atrium specializes in locally dominant food, fashion and entertainment shopping centres in the best urban locations. Atrium owns 26 properties with a total gross leasable area of over 809,000 sqm and with a total market value of approximately €2.5 billion. These properties are located in Poland, the Czech Republic, Slovakia and Russia, and with the exception of one, are all managed by Atrium's internal team of retail real estate professionals. In February 2020 Atrium announced a strategy to diversify its portfolio by investing in and managing residential for rent real estate, with a primary focus on Warsaw and with this announcement will own over 650 units c. 80% in Warsaw.

The Company 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 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.