



Press release
Warsaw, 22th of May 2014

**APSYS has successfully concluded negotiations regarding the financing
of Łacina Shopping Center in Poznań**

The conclusion of the investment's financing agreement with a consortium of banks composed of Berlin Hyp, ING and BGK concludes another stage in the realization of the future regional shopping center in Poznań. The securing of the financing by the consortium of banks shall trigger the commencement of construction works on this state-of-art shopping center with a surface area of almost 100.000 sqm , which has already been pre-leased in 80%.

- We are very glad to have secured the financing for Łacina with such a reliable consortium of banks. The construction works should start virtually straightway since we plan to open our project in 2016 - stressed Fabrice Bansay, CEO of Apsys Polska. – As a result of great interest from tenants, such as Carrefour, Leroy Merlin, Multikino, Van Graff, Inditex (Zara, Bershka, Pull&Bear and other), H&M, C&A, LPP Group (Reserved and other), etc. , Łacina has already been successfully pre-leased in more than 80 %. This is evidence for the immense potential of Łacina, reflected in its excellent location, inimitable, world-class design, use of modern technology and unique services that will be offered to customers in the center - added Fabrice Bansay.

The advantages of the project as well as Apsys' 17-year long experience in the field of shopping centers development and management contributed to the positive decision to establish a consortium financing the investment comprising ING Bank Śląski (agent) and Berlin Hyp (co-arranger), BGK (participant). The total amount of the investment loan granted by the consortium amounted to EUR 187 M. In addition, Apsys was granted a loan for VAT in the amount of PLN 42 M. The financing term is 6 years. The participation of BGK in the transaction is provided as a part of the Polish Investments program ("Polskie Inwestycje") which has been supporting for over a year now investment project that are important for the economy.

- We have joined the consortium financing this unique project since it is covered under the Polish Investment program implemented by our bank. This a governmental program which supports projects which have a positive impact on the economy and contribute to the establishment of new work places. This investment is also of immense regional and local importance since it will lead to revitalization of an important part of the City of Poznań – said Dariusz Kacprzyk, President of the Management Board of BGK.

Centrum Łacina will be the first regional center dedicated to Poznań and the whole Wielkopolska region. As a multi-functional new –generation complex it represents the highest standards and

quality in terms of architecture, respect for natural environment , customer service and diversified offer. Łacina will be not only a shopping destination but also a place to get inspired by new trends.

We hope that Łacina would become for Poznań and its citizens the same as Manufaktura for Łódź – the pride of the city and the place vibrant with social and cultural life – added Fabrice Bansay. Owing to its size and a vast variety of tenants, the center will be a unique place itself, where customers will be able to find anything to satisfy their needs and expectations. Łacina will house under one roof 300 tenants, including 40 large and medium-size ones, 220 boutiques, 40 restaurants and 3300 parking places for customers.

PROJECT IN NUMBERS:

Leasable area: approx. **100,000 m²**

Number of tenants: **300**

Parking places: **3300**

Opening: **2016**

Architects: **RTKL, BEG**

Catchment Area : more **995 000 residents – DTZ Market Survey**

Number of jobs: **3000- stage of construction, 3000 after the opening**

Total cost of investment : **290 M EUR**

Investors: **Apsys and Fonciere Euris**

About Apsys Poland:

APSYS is a global operator of the shopping centers which has been present in Poland since 1996. The company acting as an investor, developer, letting agent, project manager, property & assets manager provides comprehensive services for both own centers as well as those under company's management. The expertise, knowledge of consumers' expectations and years of experience allow APSYS to plan and implement projects that are timeless and remain attractive to customers.

The company executes its project with respect to natural environment, social context and specific nature of the place and its history. It creates unique buildings in terms of culture and inspiring for people.

In Poland APSYS currently manages 18 shopping centers with a total area of GLA 650 000 m2 located in 13 major Polish cities. The company currently is working on the construction of its new flagship project in Poznań.

Apsys Polska has just been awarded "The Best Property Manager of the year" by CEE Retail Awards.

Additional information www.apsysgroup.com

Polish Investments Program

The purpose of the Polish Investments program is to ensure the maintenance in business of the current dynamics of investments in infrastructural projects with an extended time perspective, involving the use of long-term financing and capital contribution. The Polish Investments program is oriented on development ventures which are important for the national economy and the State's strategic interests. The program provides for no preferential terms for financing entrepreneurs.

Additional information:

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