



Union Investment acquires Manufaktura

The acquisition of the Manufaktura regional shopping centre, located in Łódź, Poland, by the Union Investment Real Estate AG for the open-ended fund Unilmmo: Deutschland will be completed on 31 October 2012. Worth € 390 m., this transaction will stand as the largest single retail asset deal so far this year. The sellers are the Euris / Rallye group and Apsys, who will continue to manage the shopping centre

Largest transaction of the year

Apsys and the Euris/ Rallye Group have announced the acquisition of Manufaktura shopping centre by Union Investment, on October 31, 2012. The sale transaction relates to 91 000 m².

At the request of its buyers, Apsys will go on assuming the property management of Manufaktura for a period of at least 10 years. Apsys currently manages 20 shopping centres, representing over 600,000 m² retail premises.

Maurice Bansay, president and founder of Apsys, states: *“The sale of Manufaktura is an illustration of Apsys’ excellence as a developer and manager of shopping centres and a demonstration of long term interest by investors in regional shopping centres in Polish cities. We are proud of this transaction: Union Investment has shown the trust it has in Apsys’ savoir-faire as a developer of centres and long term manager. The equity generated by this transaction will be reinvested in new projects in France and Poland”.*

Manufaktura : a trophy asset »

Located on the site of a former 19th century textile factory, Manufaktura has put life back into historical, red bricks, buildings, which it has meticulously renovated. In addition to the shopping centre, the project includes 3 museums, a 4 star hotel and a conference centre.

Manufaktura opened its doors to the public on May 17, 2006. It develops 112 000 m² GLA, hosts 307 retail and entertainment activities and enjoys 2,955 parking spaces. Manufaktura was awarded the Excellence Award by Urban Land in 2007 and was voted as Best Shopping Centre in Europe by the International Council of Shopping Centres (ICSC) in 2008.

With a catchment area of over 2.5 million inhabitants, Manufaktura has become, since it opened in 2006, a regional centre of attraction, the place where gatherings and celebrations take place in Lodz (concerts, open air films and other public events).

Manufaktura is anchored by Real, Cinema City, Van Graaf, the Inditex Group, Leroy Merlin, C&A, H&M, Alma, Media Saturn and many others.

With 20 million visitors in 2011, Manufaktura has confirmed its status as leader in the region.

This centre is truly unique in scale, architecture, commercial offer and location. Its focal point is a spectacular central square called Rynek, which guides visitors naturally towards the commercial, leisure and cultural buildings on the site.

Manufaktura received a “very good” BREEAM certification.

HSBC (agent), Salans (lawyers), Deloitte (tax specialist) and DTZ (evaluation) advised the sellers, while Hogan Lovell (lawyers), TPA (tax specialist) and Jones Lang LaSalle (evaluation) advised Union Investment.

About Apsys Group

A global operator of commercial properties, created in 1996, Apsys invests in, creates, develops, markets and runs commercial and leisure spaces. In response to the behaviour of consumers, Apsys has demonstrated an original approach and expertise which allow it to create and develop its programmes over time. By assessing the environment of each of its projects, and by exalting the spirit, cultural and social heritage that surround it, Apsys has conceived “made-to-measure” spaces that its inhabitants adopt naturally.

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