

Press Release

Warsaw, 30 June 2014

61.1 million euro loan for Royal Wilanów

A loan has been disbursed for the Capital Park Group to finance the Royal Wilanów Office building located on the corner of Klimczaka and Przyczółkowa Street in Warsaw.

– We have met bank requirements regarding the down payment and commercialisation of the project, which allowed launching the first tranche of the loan. The total amount of the loan granted by PKO Bank Polski is 61.1 million euros - Michał Majewski, Treasury Manager at the Capital Park Group said.

Construction of the Royal Wilanów office building began in August 2013 and proceeds as planned. Underground car parks are already complete and erection of vertical elements of the structure on the ground floor level is currently underway. The handover of the building is scheduled for August 2015.

Royal Wilanów will be a five-story building providing 29 787 sqm of modern office space. The underground section of the building will feature a three-level car park with 915 parking spaces for tenants and customers and a bicycle parking facility. 270 parking spaces will be available to the general public, therefore tenants' guests and customers will have no problem parking their cars unlike in the majority of office buildings in Warsaw.

The building will also have a retail and service section (6 920 sqm) with a wide food offer, outdoor dining spots, lots of shops and services. It will be home to Piotr i Paweł delicatessen, Magda Gessler's „Słony” stand-up bar, Bierhalle brewery restaurant, Fine Wine & Spirits flagship winery restaurant, French creperie Bastylia Champagne Bar & Creperia and other stores, including Piccola Italia Mediterranean deli store and Krakowski Kredens premium foods store. The building will also be home to the head office of the investor – Capital Park.

The architectural design was devised by JEMS Architekci architecture firm. Responsibility for commercialisation of the retail and office sections lies with BOIG and Colliers International, respectively.

Investor

An experienced and active investor and developer, the Capital Park Group has been present for over nine years on the Polish property market. Positioning itself as an opportunistic investor, the Group seeks out and seizes emerging market opportunities. The core business of the Group consists in acquiring property with significant value growth potential, resulting from, for example, the introduction of amendments to zoning plans, obtaining building permits, the construction of new facilities, redevelopment of existing properties and improvement of their management.

With the income derived from its lease and sale of property as well as property-based investment products, Capital Park actively not only seeks opportunities to buy new property projects, but also new sources of income and value growth in market sectors with strong growth potential. Since its inception in 2003, the Group has completed approximately 100 investment transactions and currently manages a property portfolio of 76 projects in 39 cities, with a total gross leasable area of around 250,000 square metres. Of these, 39 high-street retail properties are part of the newly-created Real Estate Income Assets FIZ AN, an investment fund of unprecedented structure on the Polish market, actively managed by the Group as a 15% shareholder.

Capital Park Press Office

Joanna Cybulska
tel. 0 48 22 642 24 16, + 48 609 716 113
email: j.cybulska@mediadem.pl

Katarzyna Marchewka
tel. 0 48 22 642 24 16, + 48 605 418 181
email: k.marchewka@mediadem.pl