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Press release

Vis à Vis Wilanów is already open

The works on the construction of the fourth shopping center under the Vis à Vis brand, implemented by the Capital Park Group and Real Management, have finished and the facility welcomed its first guests. The mall operates from Saturday, December 1st, significantly enriching the local commercial offer. The tenant mix consists of well-known retail chains, local shops liked by the Warsaw inhabitants, as well as of new retail concepts, previously unavailable in Warsaw.

Vis à Vis Wilanów is the fourth mall of the chain with the same name. The remaining ones operate successfully in Toruń, Radom and Łódź. The unique location of the Warsaw project in the heart of Wilanów, as well as the surroundings of numerous recreational areas, perfectly combines its two main functions: a convenience format, providing comprehensive commercial and service offer, satisfying the most important everyday needs, with a place for relaxation and rest.

– We are very pleased that finally we launched the project, whose construction took the last several months, and have shared it with the clients. We hope that the friendly architecture, fitting the environment, with comfortable entrances to the stores directly from the parking lot, and the unique green surroundings, full of various plants, shrubs and discrete elements of urban architecture, and – above all – an interesting and diversified offer, will make Vis à Vis Wilanów the favorite place for everyday shopping and rest for the residents of this part of the city – says Ewa Śmigielka, the Head of Construction at Real Management.

In the mall there are 17 premises, including grocery stores, service outlets and restaurants. Also the stores of well-known and popular brands, but in completely new concepts, were opened in Vis à Vis, such as the Decathlon store, which was opened with a smaller area than usual – 600 sqm – in order to offer customers a brand new, exclusively available concept.

– We are very glad that we are opening a completely new place, focused on building a relationship with the user, based on having the common sports passion and sharing it. The choice of location was not accidental. Residents of Wilanów district are an active community, and what is more, Vis à Vis is surrounded by numerous recreational areas. We hope that this will create a synergy effect and active sports lovers will drop by our store, test equipment, use the advice of trainers and help us develop this new form of contact with the client. The concept, which we launched as part of Vis à Vis Wilanów, is a completely new version, and its clients

will be the first in Poland to use it. We hope that this formula will appeal to them, and as a part of it, we will find many more creative solutions – says Bartosz Żochowski, the Leader of the Decathlon Wilanów store.

Some of the brands also chose Vis à Vis Wilanów as the place of their debut in the capital of Poland. This group consists of such retailers, as a restaurant of the Swedish chain Max Premium Burgers, which opened here its first place in Warsaw. The chain also operates in the “drive in” formula, which is a great facilitation for motorized customers.

– We are after a successful opening in Silesia – it's time for Warsaw! For several years we have been closely watching the local market. Before making the final decision, we conducted a study with the research agency Kantar Millward Brown to find out what is the potential of MAX Premium Burgers in Poland. Despite the presence of international competitors, we are sure that there is still room for another important player, especially in places that are dynamically developing. Wilanów, which we chose, is certainly such a place – and in addition it is very well connected with other locations, such as Konstancin or Piaseczno – comments Richard Bergfors, CEO of Max Premium Burgers.

The tenant mix of the mall will also consist of such retailers, as Villa Nova Dental Clinic, a drugstore Hebe, an electronics store RTV Euro AGD, an Indian restaurant, a food shop Kwestia Smaku, a grocery store “Owoce i Warzywa Świata”, a wine store Vininowa, a dry cleaner’s Lemon Fresh, a newsagent’s store GLM and a flower store “Kwiaty i...”. Next brands will also open their stores in Vis à Vis in the next few months. In the close vicinity of the center there is also a food supermarket of the Biedronka chain. Thanks to this, customers can save time by making all purchases conveniently and in one place.

The mall is friendly for active people and cyclists, for whom special facilities have been prepared, including dedicated parking spaces and a self-service repair station. In addition, the Decathlon brand has also prepared a special recreational zone available for everyone, located in a green area behind the facility, where a multi-sports pitch, a petanque court and an outdoor gym will be located. It will be available in the spring of next year.

– What we propose in the form of Vis à Vis Wilanów can be called a kind of convenience 2.0 concept. Its main features – a convenient, comprehensive offer and comfort of everyday shopping, combined with a recreational function, unique brands and formats, as well as a wide range of services and gastronomy, create an interesting mix, satisfying all the most important needs, but also allowing spending free time in a nice way. We believe that this formula, in such surroundings as Wilanów and its close vicinity, will find numerous supporters, thanks to whom the mall and our tenants will be steadily and dynamically developing – says Michał Najgrodzki, the Head of Asset Management, Capital Park Group.

The investors of the project are the Capital Park Group and Real Management SA. The mall has been designed by the company Archicon. Erbud SA, the general contractor, was

responsible for the construction works. The mall is leased by the Property Management Department of the Capital Park Group in cooperation with BOIG Property Consulting. The Asset Management department of the Capital Park Group is responsible for the management of the center.

The Warsaw Vis à Vis mall is situated at 219/221/223Przyczółkowa Street, by the road 724 connecting Warsaw with Konstancin-Jeziorna. Moreover, a planned expressway junction of the Warsaw Express Ring Road S2 is being developed only a few hundred meters from the mall, which will in the short future enable easy access to the main city access roads. There is also a parking lot for 105 cars and 60 bicycle parking places. In addition to that, there is also a bus stop ca. 100 meters from the mall, with 7 city transport lines.

Further information:

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The **Street Mall “Vis à Vis”** is a chain of cosy shopping malls in the convenience format on the main street of the city. The format is based on the concept of open access to outlets, which can be entered directly from the street and the car park, while common space is kept at the minimum. Street Mall “Vis à Vis” projects are up and running in Łódź, Radom, Warsaw and Toruń .

Capital Park is a recognised investment company with extensive real estate experience on the Polish market and an almost five years’ presence on the Warsaw Stock Exchange. The Group has built a prime quality real estate portfolio consisting of modern class A office and retail assets, including mainly Eurocentrum Office Complex and Royal Wilanów, and is currently developing a flagship revitalisation project – Former Norblin Factory in central Warsaw. The Group manages a portfolio of properties with a total area of 304,000 m2 and a market value of PLN 2.4bn, of which 77% are properties located in Warsaw, the most promising commercial real estate market in Central and Eastern Europe.

Real Management S.A. has been present on the Polish real estate market for more than 15 years. Its core business includes real estate development and investment, as well as management of commercial and residential properties. The market value of investment projects completed to date is more than PLN 500 million. With its dynamic growth and robust financial standing, the company plans and implements further investments in commercial and residential properties and expands into the property management sector.