

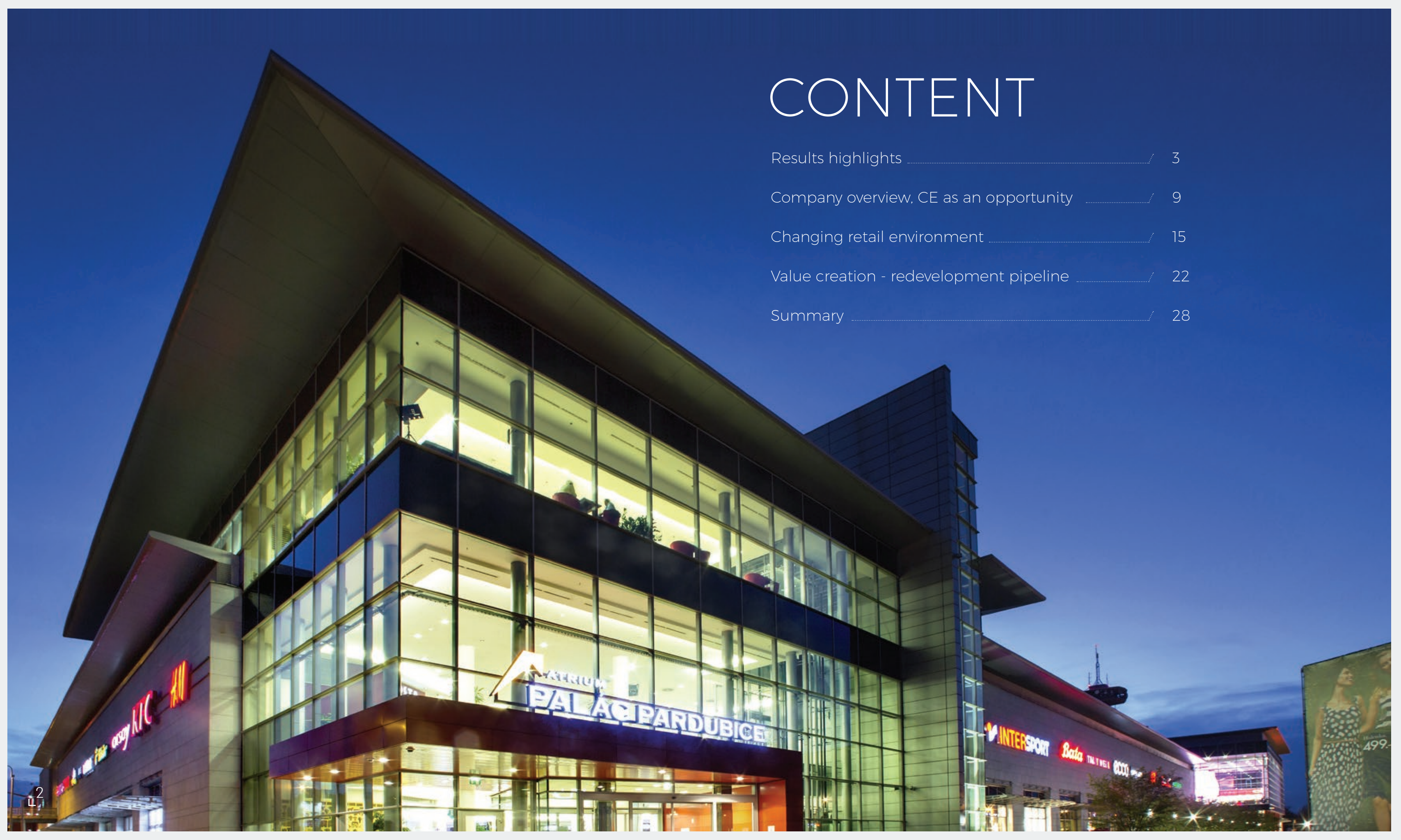


COMPANY PRESENTATION

SEPTEMBER 2019

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RESULTS HIGHLIGHTS



POLAND AND CZECH 83%
OF THE PORTFOLIO
WARSAW AND PRAGUE > 50%
THE GROWTH DRIVER

€2.7bn
standing investment
portfolio

€1.7bn
Poland
€1bn
5 assets Warsaw

€0.5bn
Czech
€0.4bn
2 assets Prague

870,000
sqm GLA

>95%
Occupancy

€92m
6 month NRI

>95%
Operating margin

CONSERVATIVE BALANCE SHEET WITH STRONG LIQUIDITY AND INVESTMENT GRADE RATING

€5.05

EPRA NAV

BBB

rating Fitch

BBB-

Moody's and S&P

73%¹

Unencumbered
assets

34.3%¹

Net LTV

€300m

unutilized RCF²

C.3%

Cost of debt

¹ Excl. Atrium Koszalin and Atrium Felicity sold in July 2019

² As of the date of this presentation

ROTATIONS + REDEVELOPMENTS DIFFERENTIATION IN CHANGING RETAIL ENVIRONMENT



Market value

31/12/14

€ 2.6_{bn}

30/6/2019

€ 2.7_{bn}

No. of assets

31/12/14

153

30/6/2019

32

Operating margin > 95%

31/12/14

95.1%

30/6/2019

95.8%

Occupancy > 95%

31/12/14

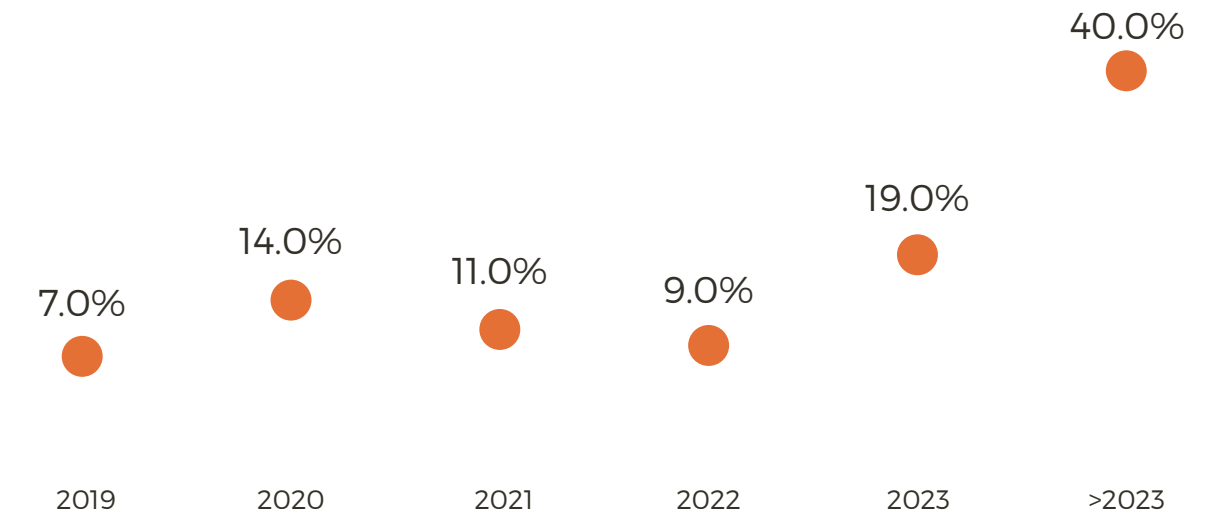
6 97.4%

30/6/2019

95.2%

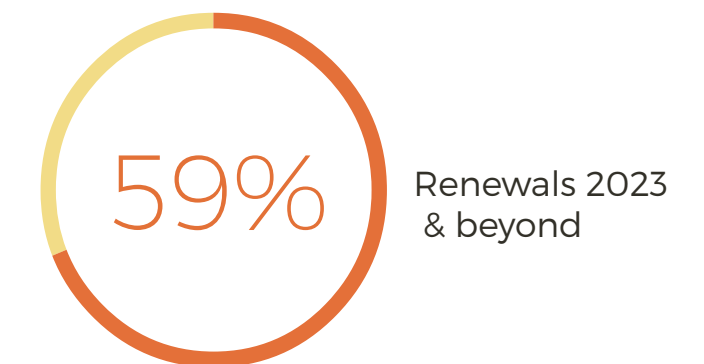
Lease expiry

(30/6/2019) (% of ARI)



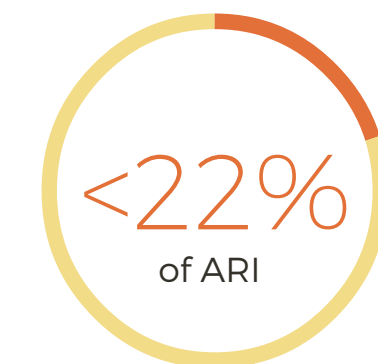
5.3 YR WALT

30/6/2019



Strong tenant diversification

Top 10_{tenants}

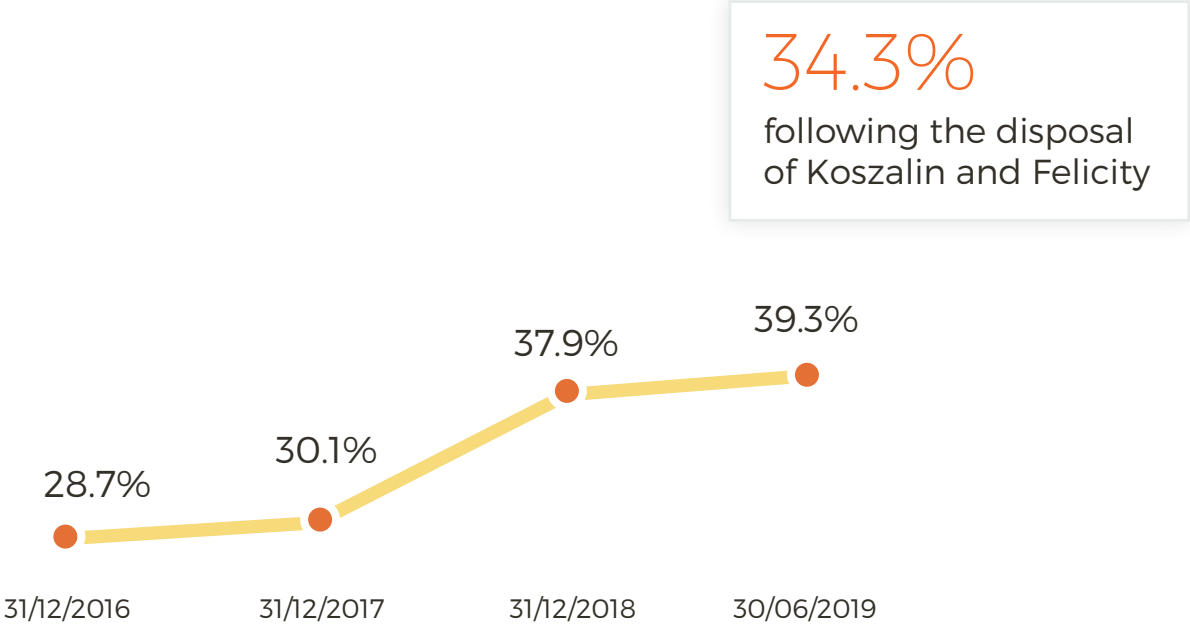


COMPANY OPERATIONAL INDICATORS H1 2019

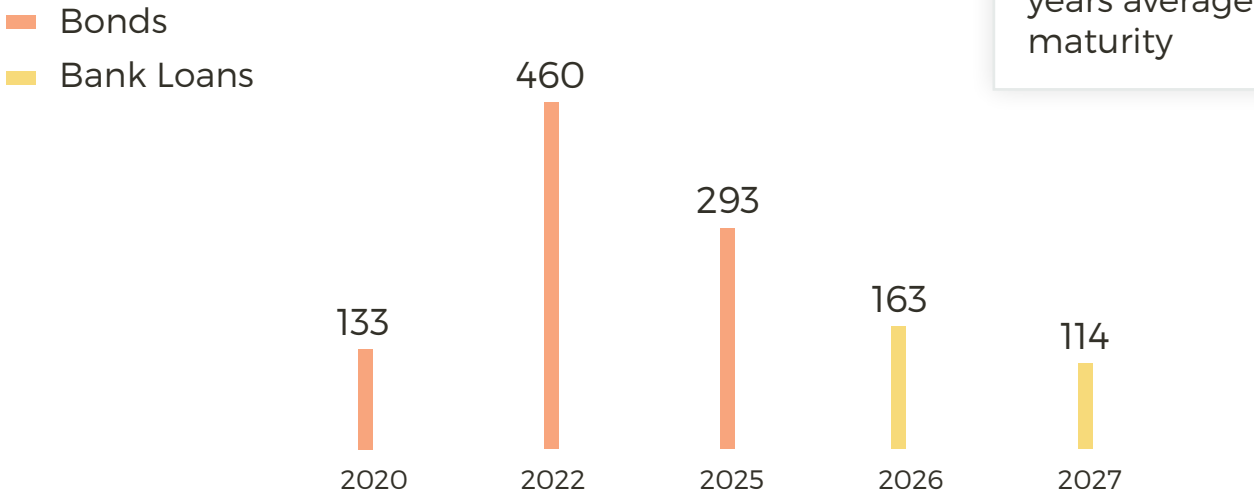


	6 Mo. 2019 (in €m)	6 Mo. 2018 (in €m)	Change (%/ppt)
Net rental income excl. Russia	74.6	71.7	4.0%
EPRA Like-for-Like NRI excl. Russia	40.5	39.9	1.5%
Net rental income	92.4	91.8	0.6%
EPRA Like-for-Like NRI	51.5	51.2	0.5%
EBITDA	81.0	80.9	0.2%
Company adj. EPRA earnings per share (in € cents)	15.4	15.6	(1.2%)
Net equivalent yield	6.5% ¹	6.8%	(0.3%)
Occupancy rate (in %)	95.2	97.0	(1.8%)
Operating margin (in %)	95.8	97.3	(1.5%)

LTV (net)



Debt maturities (in million €)



Financial Performance Indicators

EPRA NAV per share

€5.05

31/12/2018 €5.03

Cost of Debt

3.1%

Borrowings (as at 30/06/2019)

- Bonds €886m
- Loan €301m
- RCF €111m



73%¹
unencumbered
standing investments




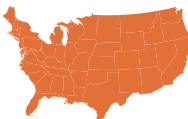
COMPANY OVERVIEW, CE AS AN OPPORTUNITY



- | CE fundamentals **outperform** western Europe, retail spend growth is more than double
- | Over the past 20 years Polish GDP has grown > 350%
- | Poland was the first country in the region to be classified as 'developed market' by FTSE Russell
- | CEE region is the largest beneficiary of EU funds, €330bn were invested in the region from 1996 to 2015

Key economic indicators (2019F)

Poland and Czech - Strong economies, favourable labour market that fuel consumption

	Poland	Czech	Western Europe	US
				
GDP growth	3.8%	2.9%	1.3%	2.3%
Retail spend growth	4.7%	4.5%	2.0%	3.8%
Unemployment	3.6%	3.1%	4.9%	3.8%
Wage growth	4.2%	4.5%	1.9%	5.2%

Source: IMF, Trading Economics



A PORTFOLIO FOCUSED ON QUALITY



30.06 2019	Portfolio Market value	Number Of Assets	Number Of Countries	Average Asset Size In GLA	Average Asset Value
	€ 2.7 bn	32	4	27,200 sqm	€ 84 m
31.12 2014	€ 2.6 bn	153	7	8,900 sqm	€ 17 m



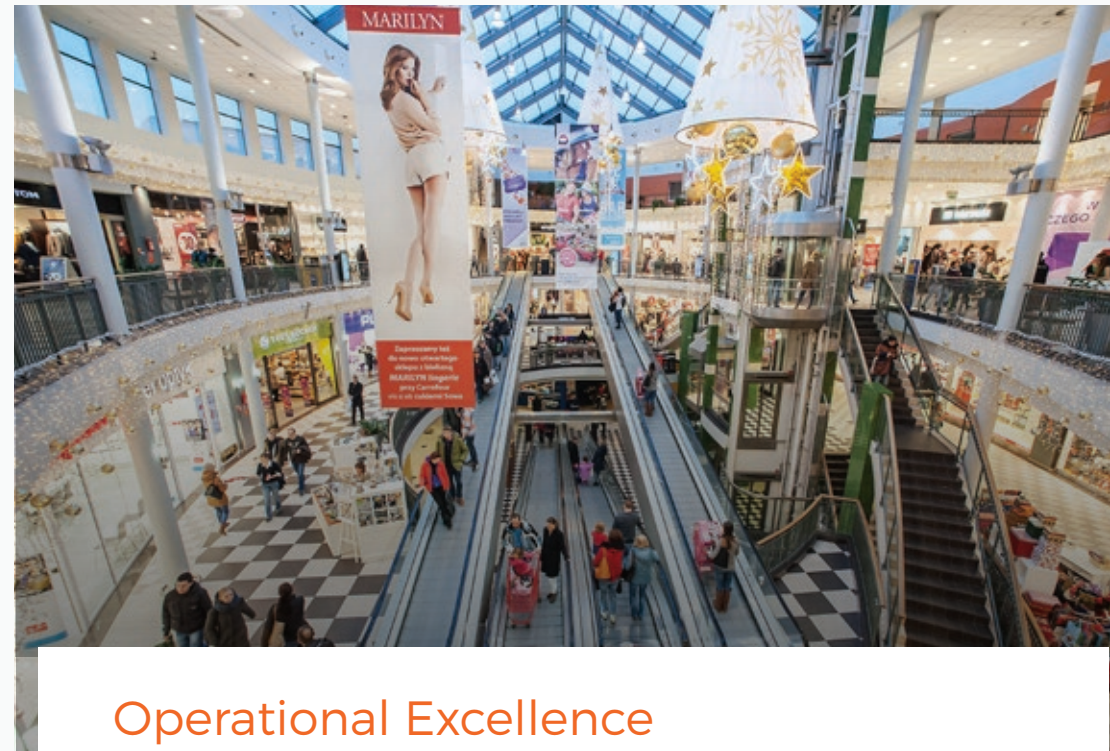
€0.5bn prime asset purchased | €0.7bn secondary assets sold | €40m of land plots monetised

STRATEGIC FOCUS AND FUTURE GROWTH: CE SIGNIFICANTLY ABOVE EUROPEAN AVERAGE



Portfolio Repositioning - Strong Macro Environment and Urban Demographic Growth

- | High quality assets in strong urban locations
- | Focus on Poland and Czech – region's strongest economies
- | Scaling up in Warsaw and Prague – over 50% of the portfolio
- | Strengthening the portfolio through extensions and portfolio rotation
- | increasing experience and offer, adding 60,000 sqm in Warsaw by 2023
- | CE- strong opportunity for mixed used



Operational Excellence

- | 31 assets managed by our internal professional team ¹
- | Strong, diversified range of retail and leisure operators that are appealing to consumers
- | Forging strong long term relationships with our tenants, WALT 5.3 YR
- | Executional excellence, occupancy and operating margin > 95%
- | Deep expertise in CE retail market

¹ Arkady Pankrac is managed by an external manager

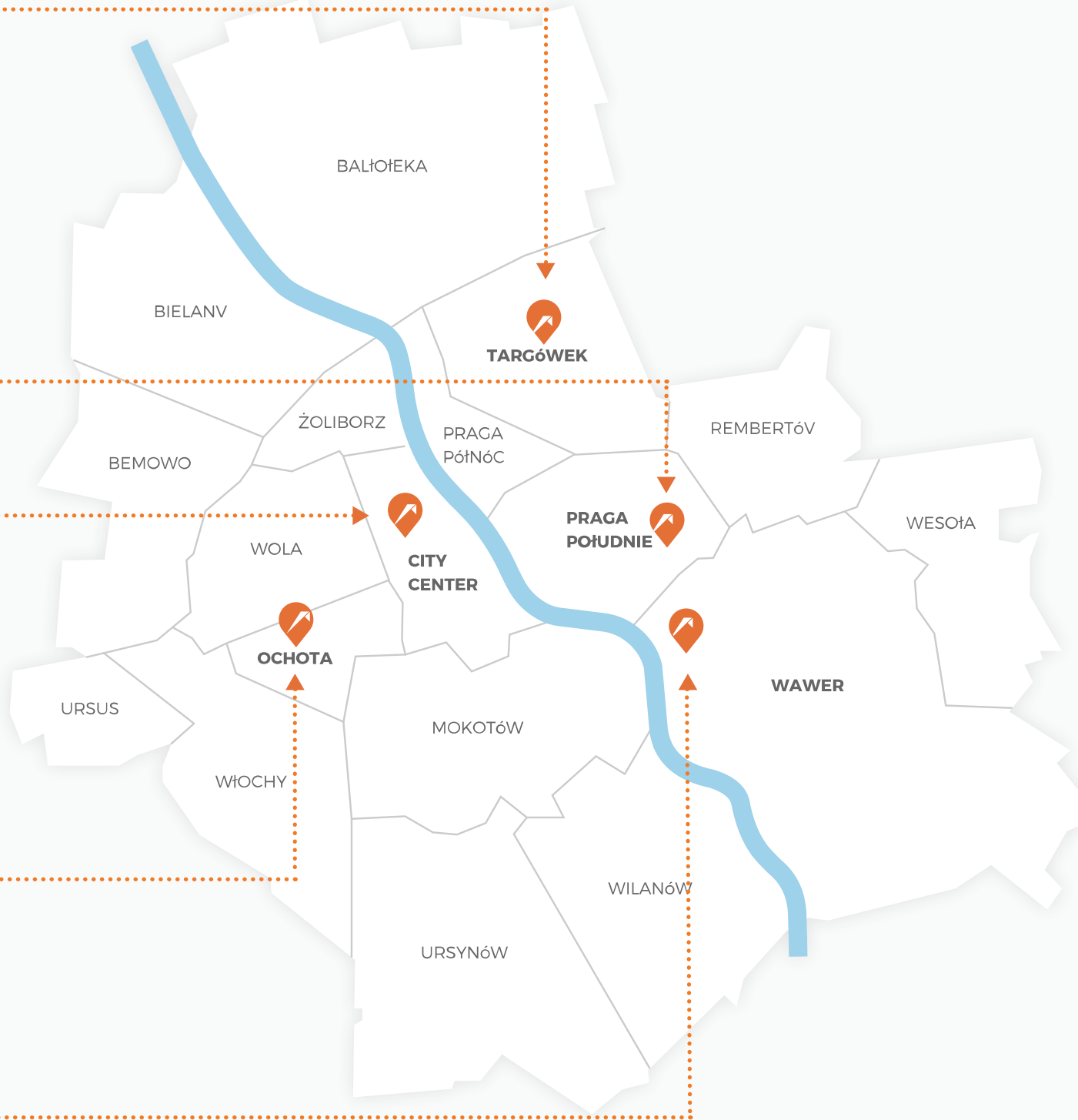


Strong Financial Profile And Liquidity To Support Growth

- | 34% net LTV ², 4.9 years average maturity, 3% cost of debt
- | €300m unutilized revolving credit facility
- | 73% unencumbered standing investments

² Excluding Atrium Koszalin and Atrium Felicity sold in July 2019

36% OF THE PORTFOLIO IS LOCATED IN WARSAW



5 prime assets
in distinct catchment areas

179,000 sqm GLA
1bn value

95% occupancy

Creating great places
in a growing capital city

€300m programme
+60,000 sqm GLA

WARSAW THE HEART OF POLAND ¹	Warsaw	Poland
Nr of inhabitants	1.8m	38m
Average salary	€1,585	€1,209
Unemployment	1.5%	3.6%
Retail Related Purchasing Power per inhabitant	EUR 3.9k	EUR 2.5k

¹ Central Statistical Office of Poland, GfK

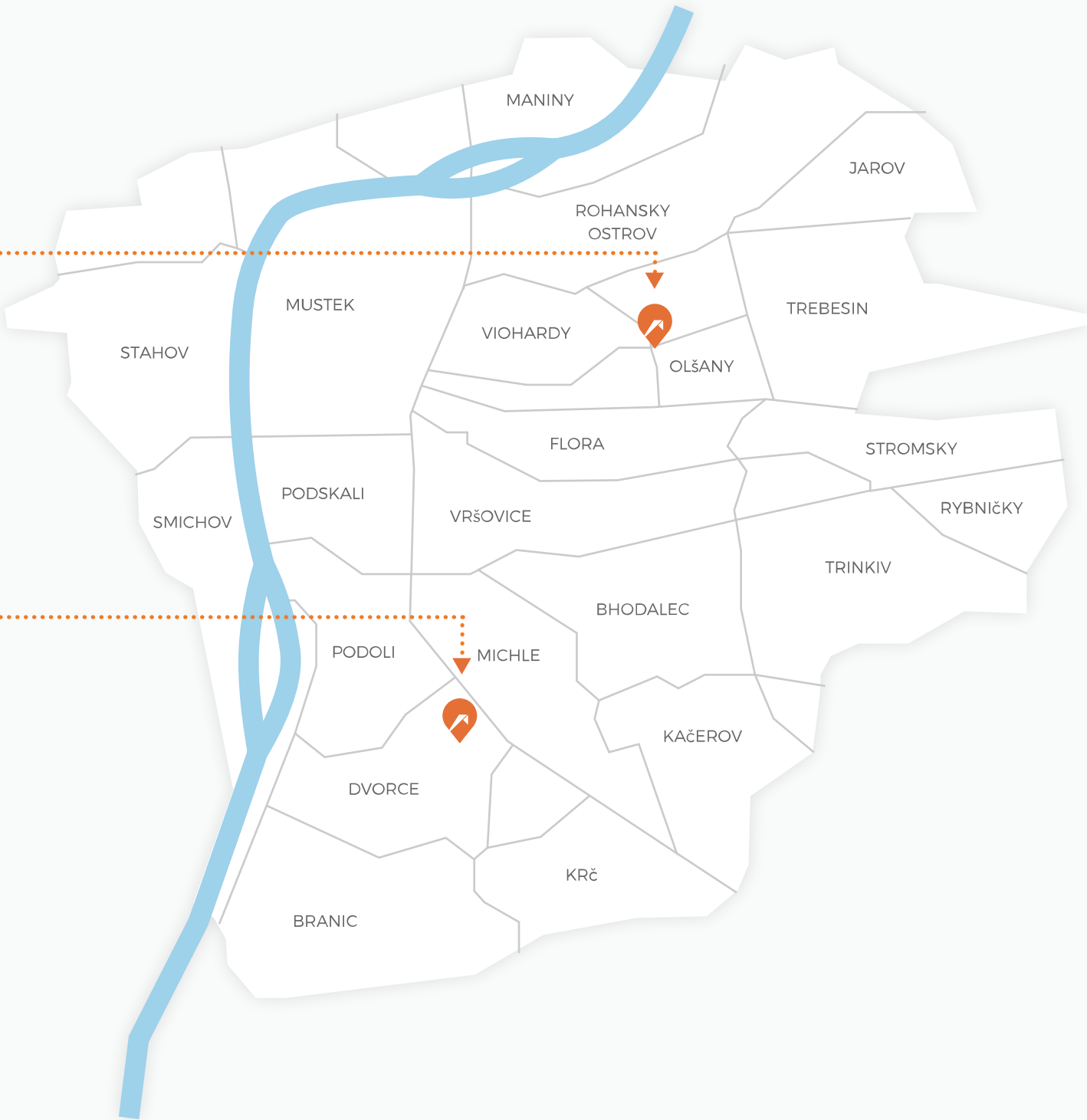
15% OF THE PORTFOLIO IS LOCATED IN PRAGUE



Atrium Flora



Arkady Pankrac



2 prime assets
in distinct catchment areas

70,000 sqm
€400m value

Consistently high occupancy levels of
over 95%

Providing great shopping destinations in Prague

Arkady Pankrac under refurbishment 2019-2020

PRAGUE THE HEART OF THE CZECH REPUBLIC ¹

	Prague	Czech
Nr of inhabitants	1.3m	10.6m
Average salary	€1,553	€1,342
Unemployment	2.2%	3.1%

¹ Czech and Prague Statistics Offices

CHANGING RETAIL ENVIRONMENT



CHANGING RETAIL ENVIRONMENT



E-commerce penetration

- | 16% penetration in Czech with no impact on footfall in our high quality centres
- | We bring e-commerce tenants (like e-obuwie) to brick and mortar store
- | Footfall to be converted to revenue overtime

Less supply coming to CE market

- | Limited further competition with pressure on owners for constant improvement
- | Atrium's focused redevelopment programme of over €300m in Warsaw and Prague
- | Dominant assets in strong urban location remain relevant

Shoppers expectation- shop, socialise, enjoy, experience

- | Atrium engaged in entertainment and community involvement programmes
- | Opened Fifth Dimension local community centre in Promenada to be rolled out to other centres
- | Response to constant pressure for retail to change and to changing customer needs

Digitalisation

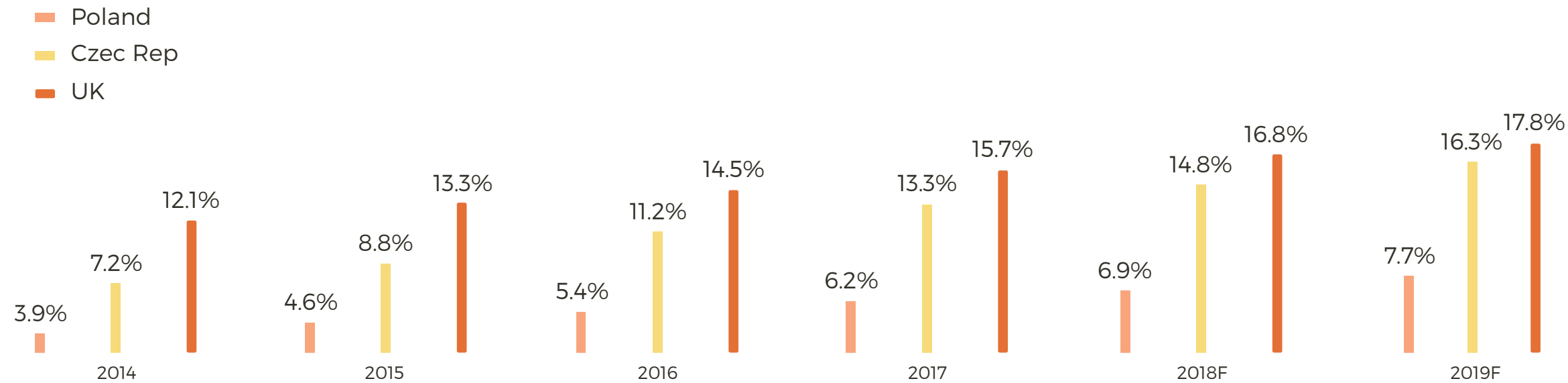
- | Shopping Centres advantage- human connection
- | At the same time we are introducing innovation to retail- signage, interactive tools, omni channel retailing

Retailers changing shop formats

- | Leave non-core markets (Media Markt, Castorama in Russia)
- | Retailers rationalize their locations and adopt a "fewer, larger store" strategy
- | Creates opportunities for bringing new formats and offer
- | Add food, beverage, entertainment, local brands

DOMINANT ASSETS ARE MORE RESILIENT TO E-COMMERCE PENETRATION

E-commerce penetration



Sources: Trading Economics

- On-line sales are rising but the increase is different across countries – 7.7% penetration is expected in Poland in 2019
- Repositioning plan completed in the Czech Republic, 80% of the Czech portfolio is now in Prague, LFL NRI increased from 0.8% in 2015 to 3.1% in H1 2019

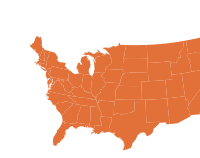
CE



Western Europe



US



Shopping Centre space (sqm millions)

15.9

109.7

674.2

Population (millions)

64.3

397.5

327.2

Shopping Centre per 1,000 capita per sqm

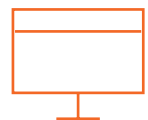
248

276

2,060

Supply of shopping centers per capital within CE is significantly lower with strong opportunities for growth

POWERFUL SYNERGY BETWEEN PHYSICAL STORES AND DIGITAL CHANNELS



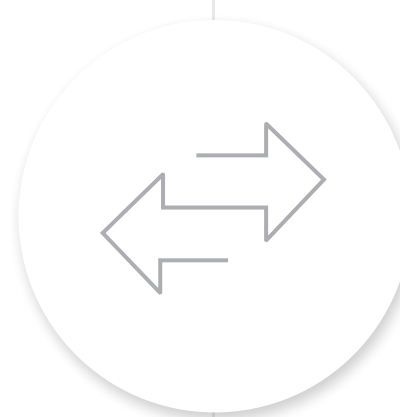
Online sales up
but profitability
is low

- | E-commerce penetration is expected to be 20% in 2022, but varies from country to country
- | High cost of building a brand and acquiring new customers
- | High purchase returns - 20% e-commerce, 8% bricks and mortar
- | High cost of delivery
- | Low margins



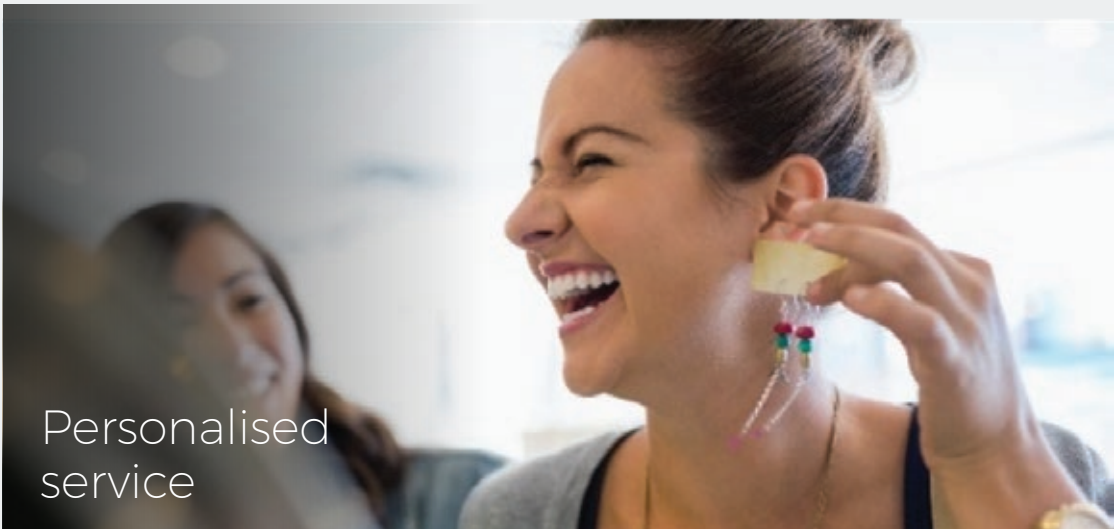
Physical stores are
essential to the
success of retailers

- | Stores drive online sales
- | Opening a new physical store => + 37% in overall web traffic
- | Closing stores causes a drop in the share of web traffic
- | Integration of the two channels drive better margins to retail
- | Brick and mortar provide customer experience = touch and feel
- | Physical stores boost brand awareness



CREATING DESTINATIONS

- Consumers keen to allocate more of their salaries to dining and entertainment
- Increase of food & entertainment from 10% in 2014 to 13% in 2019 in our centres
- New retail supply tapers as the focus moves towards rejuvenating existing centres

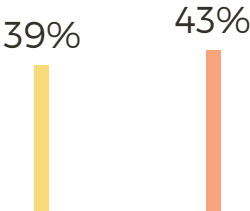


TENANT MIX BY ANNUALISED RENTAL INCOME

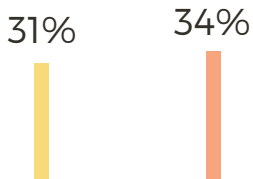
■ 31/12/2014 ■ 30/6/2019



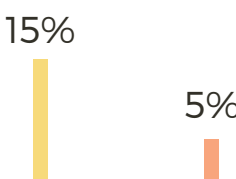
Fashion



Specialty Goods



Supermarkets



Food



Entertainment & Leisure



Services



INCREASING DWELL TIME



INCREASING DWELL TIME

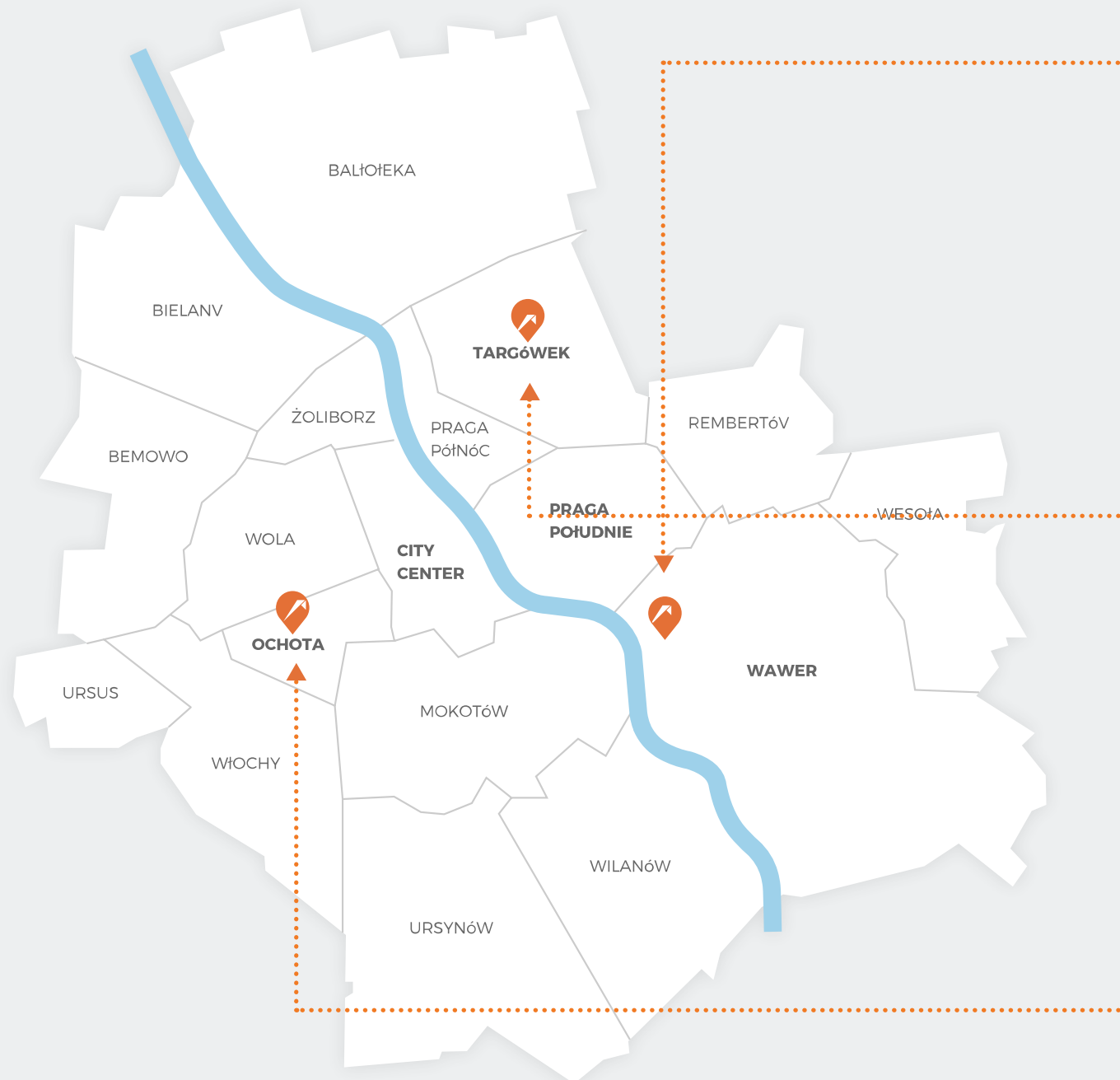


VALUE CREATION- REDEVELOPMENT PIPELINE



3 OPENINGS IN WARSAW IN 2018 WITH EXPANSION PLANS THROUGH 2023

Improving the customer experience and asset resilience through tenant re positioning and place making
Over €300m scheduled for ongoing investments in core assets



Atrium Promenada

- | 7,800 sqm additional GLA completed to date
- | Total GLA Increased to 63,300 sqm
- | New food court and first floor retail with double shop fronts
- | Refurbished fountain alley incorporating flag ship fashion stores Zara and Massimo Dutti
- | Combining the online with in store experience-with new concept store for Eobuwie
- | In 2023 an iconic mall in Warsaw



Atrium Targówek

- | Increased GLA by 8,600 sqm together with 850 parking spaces
- | Expanded the number and size of dominant fashion anchor tenants that gravitated towards larger schemes (Zara, H&M)
- | Fully refurbished existing scheme including a new food court with kids zone



Atrium Reduta

- | First stage created 4,000 additional GLA, focused on expanding leisure offer, with new 1,000 seat cinema and 1,500 sqm Fitness
- | Second stage is to refurbish common areas and create new food court, upsize existing tenants to modern formats and introduce new fashion anchors

PROMENADA EXTENSION

Atrium Promenada is situated in the Praga Poludnie district, the second biggest population centre in Warsaw, has c. 150 shops and offers a well tailored mix of fashion brands and entertainment

NEXT STAGES OF EXTENSION

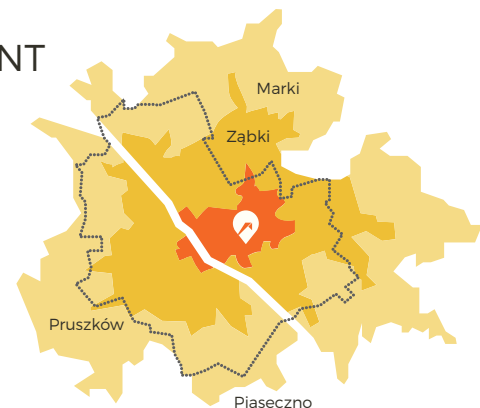
- | Above 35,000 sqm GLA to c.100,000 sqm incl. office
- | Refurbishment and upgrades of c.30,000 sqm
- | Additional car park spaces 870 (2,700 in total)
- | Completion by 2023 of an iconic asset

CURRENT STATUS OF REDEVELOPMENT

- | Stage 1 completed in Oct. 2016, Stage 2 completed in Oct. 2018 with full modernization
- | GLA increased by 7,800 sqm
- | Introduction of flagship stores of Zara, Massimo Dutti, Sinsay and newest concept of H&M and Carrefour
- | Footfall increased by 16.8% August 2019 YTD



CATCHMENT AREA



Time

- 0-10min
- 10-20min
- 20-30min

Inhabitants

167,233
191,170
241,628

Footfall in 2018

7.2m

Current GLA

63,300sqm

No. of shops

150

TARGOWEK EXTENSION

Atrium Targowek is a family and leisure oriented centre that has a strong tenant mix of international and local well known brands. It acts as a great meeting point for people in the district, as well as attracting people from neighbouring districts

CURRENT STATUS OF REDEVELOPMENT

- | Extension opened in Oct. 2018, GLA increased by ca 8,600 sqm
- | Complete modernization
- | Retailers rationalize their locations - New H&M flagship store, Inditex brands including the newest ZARA concept

PLANNED EXTENSION

- | Food court extension additional 3 units (in total 19 units) Sep. 2019
- | Planned additional GLA ca 5,500 sqm (New Yorker, Medical Center, E-Obuwie)
- | Additional option to convert 1,500 sqm for Kids Play on 1st floor



CATCHMENT AREA



Time

Inhabitants

● 0-10min	78,295
● 10-20min	242,857
● 20-30min	315,877

Footfall in 2018

7.0m

Current GLA

60,800sqm

No. of shops

140

IMPROVE THE OFFER AND EXPERIENCE IN ARKADY PANKRAC, PRAGUE

- | Modern dominant fashion centre, located in a developing office neighbourhood of Prague with an comfortable access to a metro line
- | Ca. 5,000 new office employees moved into the district following development of several office building
- | Repositioning of over 20 fashion concepts to bring latest offering and increase of food and beverage offer
- | Redevelopment programme aimed on upgrading and extending the food court in response to competition and changes in catchment
- | Expecting a rental increase with significant uplift in food & beverage rents



CATCHMENT AREA



Time	Inhabitants
0-5min	71,315
5-15min	466,988
15-30min	607,323
30-45min	50,254

Footfall in 2018

14.5m

Current GLA

40,200sqm*

*Atrium owns 75%

No. of shops

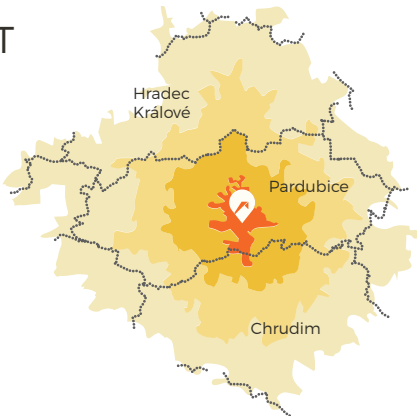
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IMPROVE THE OFFER AND EXPERIENCE PALAC PARDUBICE

- | Dominant retail and entertainment centre for the region
- | Each Pardubice resident visits the centre on average 12 times a year
- | Existing food court was recently refurbished and expanded
- | Purchasing and modernising an adjacent Tesco department store to allow tenants to upsize to modern formats and improve circulation at first floor
- | Redevelopment will include new smaller TESCO supermarket, electronics store together with offices (additional GLA ca 8,500 sqm)
- | Further income enhancement from existing mall through tenant relocations



CATCHMENT AREA



Time	Inhabitants
0-10min	81,751
10-20min	73,883
20-30min	149,305
30-45min	166,412

Footfall in 2018

9.8m

Current GLA

20,900sqm

No. of shops

90

SUMMARY



STRENGTHENING OUR
PORTFOLIO,
CREATING IRREPLACEABLE
ASSETS IN ATTRACTIVE
URBAN LOCATIONS

EXECUTION

Sustainable growth from
**high quality
assets**

**Strong
operational**
KPI's

**Strong balance
sheet**
and investment
grade rating

Operating in Poland
and Czech
**strong
fundamentals**

FOCUS ON

Repositioning
to best in class assets

**Selectively
investing**
in our assets



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