ATRIUM

European Real Estate

The leading owner, manager and developer of Central Eastern European shopping centres

Company presentation

September 2014

Atrium – snapshot

Leading owner, manager and developer of food-anchored shopping centers

- The <u>only</u> listed property player focused 100% on Central and Eastern European (incl. Russian) retail markets
- Investment grade credit rating by S&P and Fitch
- 153 income producing properties with a market value of €2.5bn (1.3m sqm GLA)
- Focus on shopping centres, primarily food-anchored
- 1H14 GRI: €106.9m (1H13: €101.1m; FY13 GRI: €203.5m), growth of +5.7%
- 1H14 NRI: €103.1m (1H13: €96.3m; FY13 NRI: €190.8m), growth of +7.0%
- Adjusted EPRA EPS: €0.192, growth of +8.5%
- Development and land portfolio: €403.1m
- Cash: €257.9m
- EPRA NAV per share: €6.40
- Gross LTV: 25.2%
- Net LTV: 16.2%

<u>Key events 2014 – YTD</u>:

- Completion and opening of Atrium Felicity in Lublin
- Sale of non-core development properties for a total consideration of €65m
- Repayment of two bank loans of €41m
- Bond buyback of €39m

Research coverage by Baader, HSBC, ING, Kempen & Co, Psagot, Raiffeisen and Wood & Co

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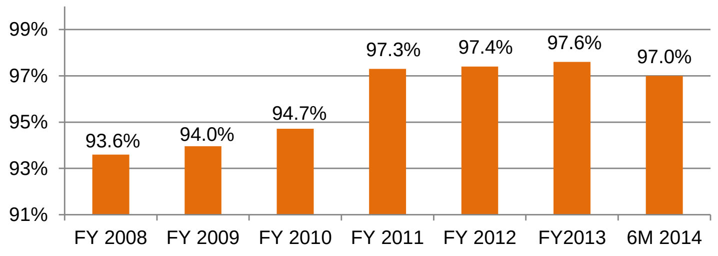
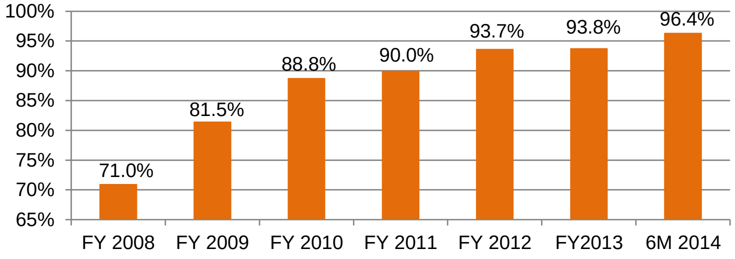
All numbers as reported in the 6M 2014 results to 30 June 2014 unless explicitly stated otherwise

First-rate asset management team delivering excellent operational results

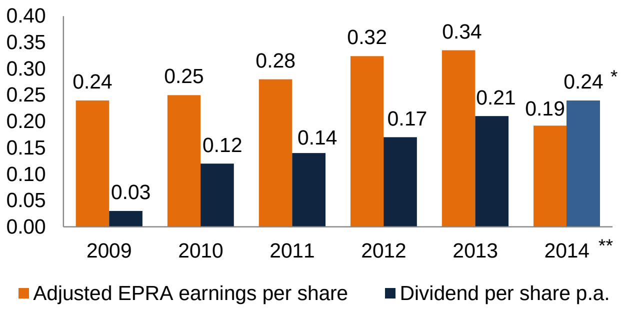
Occupancy rate based on GLA



Operating margin



Adjusted EPRA earnings & Dividend per share (€)



- Steadily improved occupancy rate throughout the global economic crisis, reaching 97.0% in 1H14
- EPRA occupancy rate at a high 97.6%
- Strong increase in operating margin from 71.0% in FY08 to 93.8% in FY13, and reaching a high of 96.4% in 1H14
- Adjusted EPRA earnings per share have increased from €0.24 in 2009 to €0.34 in 2013. EPS at €0.192 in 1H14
- Following continued operational improvements, the dividend increased from €0.12 in 2010 to €0.21 per share per annum in 2013. For 2014, the Board approved a dividend of at least €0.24* per share, implying a 15% CAGR from its first introduction four years ago

** Subject to legal and regulatory requirements*

*** Adjusted EPRA earnings per share 2014 year-to-date as of 30.06.14*

Atrium's exposure today – focus on the more mature and stable markets in CEE

- 100% focus on Central and Eastern Europe (CEE) including Russia
- 97% of the income producing portfolio by value / income is located in investment grade rated countries by Fitch ratings
- 81% of the total 6M 2014 GRI is denominated in Euros, 9% in Czech Korunas, 4% in Polish Zlotys, 3% in USD and 3% in other currencies

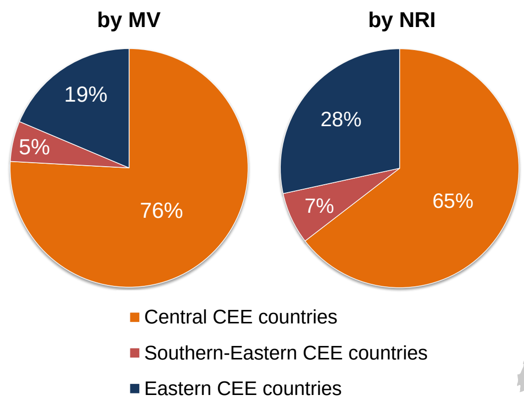
- Atrium distinguishes its markets between three types of regions based on several considerations:
  - **Central CEE Countries** (76% by MV or €1,875m; 65% by NRI or €67m in 6M14): **Poland, Czech Republic and Slovakia**.

    All three countries are rated A- and above by the leading credit rating agencies. They are expected to enjoy the strongest growth in the region
  - **Southern-Eastern CEE Countries** (5% by MV or €138m; 7% by NRI or €7m in 6M14): **Hungary and Romania**.

    The countries' risk profile is considered medium in the long term. Their outlook is becoming more positive despite possible political uncertainties
  - **Eastern CEE Countries** (19% by MV or €462m; 28% by NRI or €29m in 6M14): **Russia and Latvia**.

    Considered emerging CEE markets due to the different risk profile (operational, legal, financial)

Atrium's SI portfolio exposure by country type



Detailed overview of Atrium's markets

Central CEE countries

Indicator	Poland	Czech Republic	Slovakia
Fitch country rating	A-/ stable	A+/ stable	A+/ stable
2013 GDP growth (%)	1.6%	-0.9%	0.9%
2014f GDP growth (%)	3.1%	1.9%	2.3%
2014f inflation (%)	2.1%	1.2%	1.6%
2014f unemployment (%)	10.2%	6.7%	13.9%
2014 ease of doing business	45	75	49
2014 JLL transparency rank	17	24	32
SC yield, gross (%), 2Q14	5.75%	5.50%	7.25%

Southern- Eastern CEE countries

Indicator	Hungary	Romania
Fitch country rating	BB+/ stable	BBB-/ stable
2013 GDP growth (%)	1.1%	3.5%
2014f GDP growth (%)	2.0%	2.2%
2014f inflation (%)	2.9%	3.5%
2014f unemployment (%)	9.4%	7.2%
2014 ease of doing business	54	73
2014 JLL transparency rank	25	30
SC yield, gross (%), 2Q14	7.25%	8.50%

Eastern countries

Indicator	Russia
Fitch country rating	BBB/ negative
2013 GDP growth (%)	1.3%
2014f GDP growth (%)	0.2%
2014f inflation (%)	5.3%
2014f unemployment (%)	6.2%
2014 ease of doing business	92
2014 JLL transparency rank	37
SC yield, gross (%), 2Q14	9.25%

- The internal classification of the countries largely follows the factors underlying the basic fundamentals of credit rating agencies approach, comprising a wide spectrum of aspects:
  - **Economic** – economic structure and growth prospects;
  - **Political** – institutional effectiveness and political risks;
  - **Legislative** – rule of law, property rights and doing business;
  - **External** – external liquidity and international investment position.

Central CEE countries

- **Poland** is one of the best performing countries within CEE and ranks high in ease of doing business/ transparency
- The country has become an established CEE destination for both real estate investors and global retailers
- GDP growth is estimated at 3.3% y/y in 2Q14 with a slight slowdown in retail sales (+1.8% y/y in June 2014)
- Having exited recession in 2013, the **Czech** economy is on a path of return to steady growth
- 2Q14 GDP growth is estimated at a strong 3.3% y/y with June retail sales increasing at the fastest rate since 2008
- **Slovakia's** prospects for 2014 are of positive growth; also, the market is investor-friendly and relatively transparent
- Recovery seems to have continued in 2Q14 with retail sales back on a growth path (following 3.5% y/y in 1Q14)
- All three countries are perceived as relatively stable with an investor-friendly, mature business environment

Southern-Eastern CEE countries

- **Hungary** is expected to perform better in 2014 as the economy is showing signs of stabilisation/ improvement
- GDP growth is estimated to have reached 3.5% y/y in 2Q14, supported by a rise in public sector employment
- **Romania** maintains positive growth but more reforms are necessary from a business- and transparency- perspective
- 2Q14 GDP growth is estimated at 4.0% y/y, with retail sales growth still strong at c.5% y/y
- Both countries are perceived as having strong long term potential but face various macro and political issues

Eastern countries

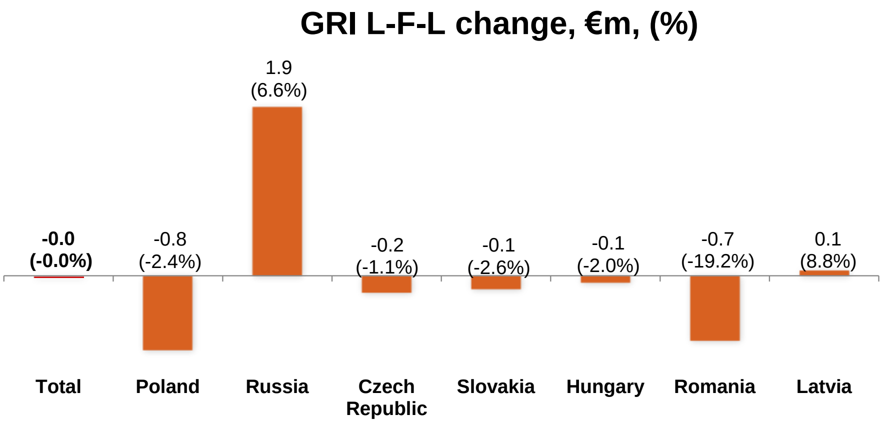
- **Russia** has become subject to a more cautious outlook recently in light of the uncertainty surrounding Ukraine
- Despite the deterioration of growth forecasts, GDP growth is estimated to remain positive (2Q14: +0.7% y/y)

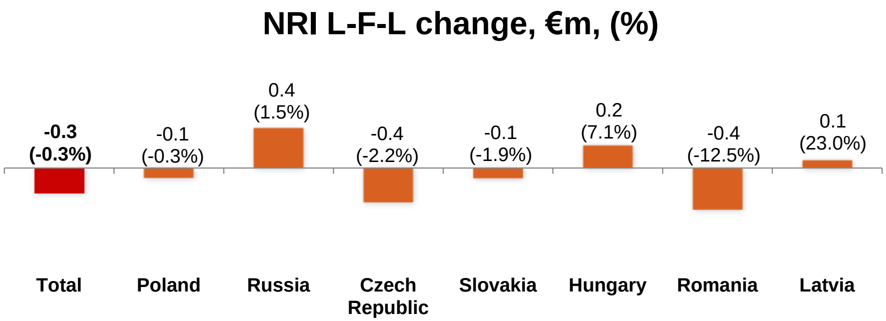
SC - Shopping Centre(s); f - forecast;. "Doing business" rankings include 189 countries; the JLL transparency index ranks 102 countries.

Sources: IMF, Capital Economics, Cushman & Wakefield, JLL, Fitch Ratings, World Bank

EPRA Like-for-like gross and net rental income growth

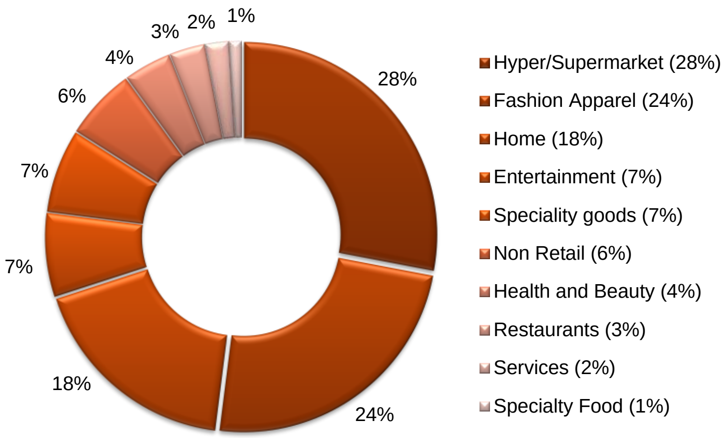
- On a like-for-like basis Atrium's growth remained stable both for GRI and NRI in 2Q14, with GRI at €106.9m (0.0% y/y) and NRI at €103.1m (-0.3%), respectively



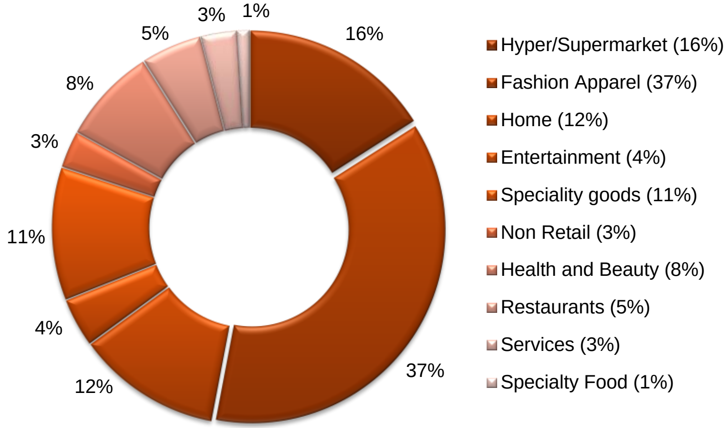


Strong and diversified tenant mix + long lease durations = resilient income

Tenant mix based on GLA

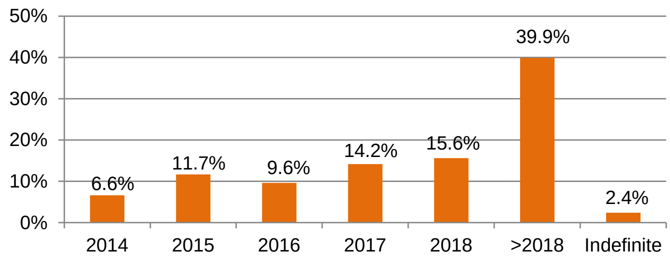


Tenant mix based on annualised income



- Almost 30% of GLA is occupied by Hyper/Supermarkets
- The tenant mix with large exposure to food retailing and everyday necessities has proven its economic resilience
- The long duration of lease contracts and the wide range of expiries provide resilient income streams
- In particular, average duration increased from 5.0 years at YE-2011 to 5.6 years by YE-2012; as of 30.06.14, the duration is 5.5 years (not taking break clauses into account)
- In addition, expiries beyond 5 years' horizon account for the majority of leases, namely 40%

Lease expiry based on annualised rental income



Top 10 tenants are well-known international retailers

- The top 10 tenants are represented mainly by international retail companies and generate 25% of annualised rental income:

Group name	Brands	Description	Public/ Private	Brands in Atrium's portfolio	% of ARI*	No of outlets, worldwide	Sales 2013 € Bn, worldwide	Regions of operations	S&P credit rating
ASPIAG		International food retail chain	Private	Spar, Interspar	4.5%	12,126	32.2	35 countries (Europe, Africa and Asia)	Not rated
Metro Group		One of the world's largest retailers; operates food retailer Real** & electronics retailers MediaMarkt and Saturn	Public	Real, MediaMarkt	4.3%	2,221	46.3	29 countries (Europe, Africa and Asia)	BBB-/ Stable
LPP		Fashion retailer in CEE (owns several brands: Reserved, CROPP TOWN, Home&You, Mohito, Esotiq)	Public	Reserved, Cropp Town, House, Home&You, Mohito, Re-Kids	3.4%	1,320	1.0	13 countires (CEE and Middle East)	Not rated
Ahold		International group of supermarket companies	Public	Albert, Hypernova	2.7%	3,131	32.6	5 countries (Europe and USA)	BBB/ Stable
AFM		Association de la Famille Mulliez (AFM) owns Auchan, has majority stakes in sports goods retailer Decathlon & DIY retailer Leroy Merlin	Private	Auchan, Decathlon, Leroy Merlin	2.3%	1,591	48.1	15 countries (Europe and Asia)	A-/ Stable
Hennes & Mauritz		"Value for money" international fashion retailer	Public	H&M	1.9%	3,132	16.8	53 countries (Asia, Europe, North America, Middle East and Africa)	Not rated
Inditex		The largest clothing and apparel fashion retailer	Public	Zara, Bershka, Pull & Bear	1.6%	6,340	16.7	87 countries (Asia, Europe, North America, Middle East and Africa)	Not rated
EMF		Multimedia, fashion & children's products retail group	Public	Empik, Smyk	1.4%	657	0.7	7 countries (Europe and Asia)	B/ Stable
Kingfisher		Home improvement (DIY) retail group	Private	Castorama	1.4%	1,025	12.7	8 countries (Europe and Asia)	BBB-/ Positive
Tengelmann Group		OBI is one of the leading European DIY brands. Kik is a fashion and apparel discounter	Private	OBI, Kik	1.3%	4,151	7.8	19 countries (Western Europe and CEE)	Not rated

** Annualised rental income as of 30.06.2014*
*** In 2012, Metro Group sold its CEE Real operations to Auchan. The takeover has been approved in Russia, Ukraine, Romania and was conditionally approved in Poland (pending). Real Poland is presented as part of Metro Group*

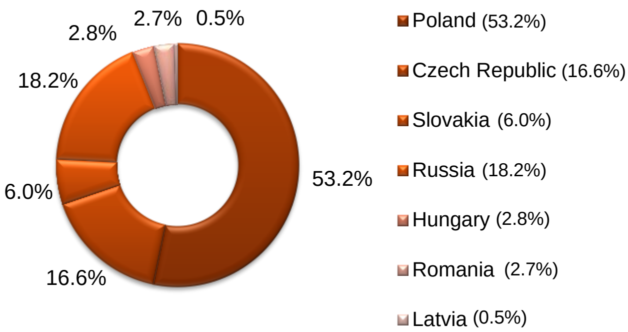
Overview of Standing Investments

	No of properties	Gross lettable area	Market value 30/06/2014	% of Market value	Market value per m² of GLA	NRI per m² of GLA per month	Net equivalent yield (weighted average)*	EPRA net initial yield**	Revaluation during 6M 2014	EPRA Occupancy
Country		**sqm**	**€m**	**%**	**€**	**€**	**%**	**%**	**€m**	**%**
Poland	23	475,300	1,316.9	53.2%	2,771	16.0	6.7%	6.6%	(4.6)	96.9%
Czech Republic	95	355,600	411.1	16.6%	1,156	7.5	7.9%	7.6%	(1.9)	96.8%
Slovakia	3	65,500	147.4	6.0%	2,251	13.9	7.6%	7.3%	(0.5)	97.0%
Russia	7	241,000	450.2	18.2%	1,868	19.9	12.3%	12.3%	5.6	99.1%
Hungary	23	100,900	70.1	2.8%	695	5.9	9.8%	9.0%	(0.9)	97.4%
Romania	1	54,100	68.0	2.7%	1,257	9.3	9.1%	8.4%	0.8	100.0%
Latvia	1	20,400	11.4	0.5%	559	3.6	10.2%	5.8%	(0.0)	92.3%
Total	**153**	**1,312,800**	**2,475.1**	**100.0%**	**1,885**	**13.1**	**8.1%**	**8.0%**	**(1.5)**	**97.6%**

** The external appraisers' equivalent yield is a weighted average yield that takes into consideration estimated rental values, occupancy rates and lease expiries*

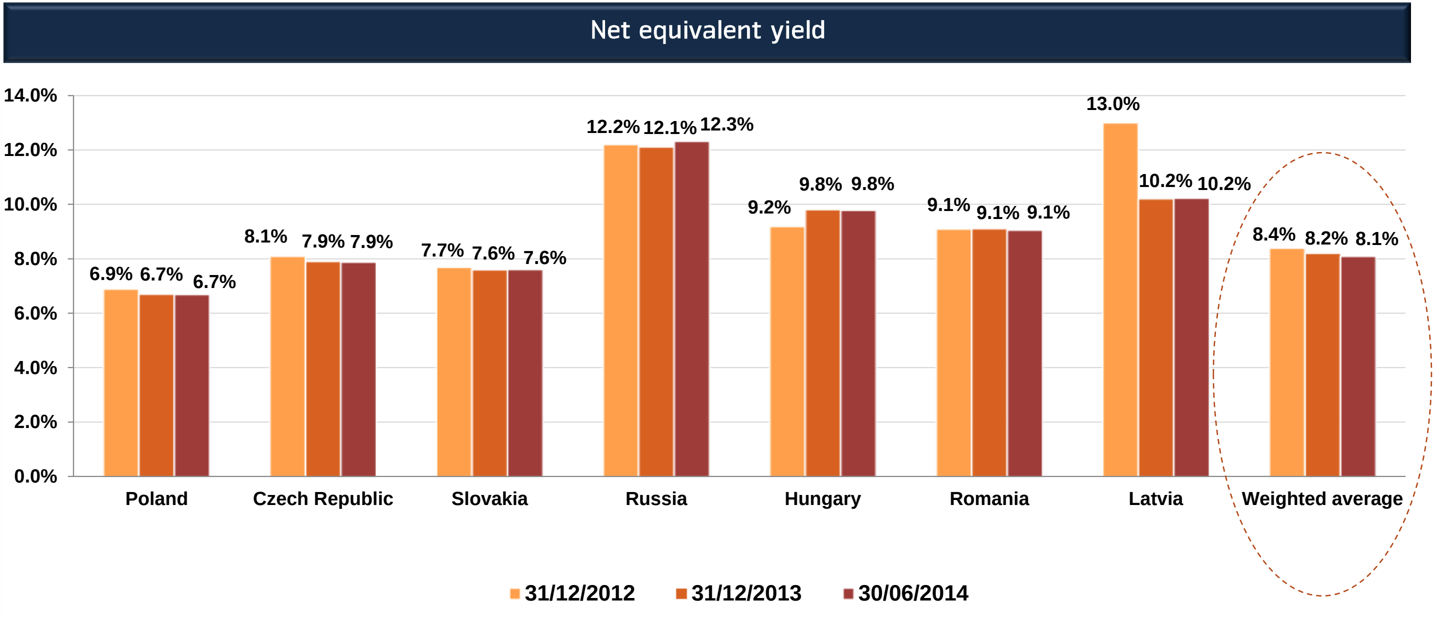
*** The EPRA Net initial yield is calculated as the annualised net rental income divided by its market value*

Market value per country

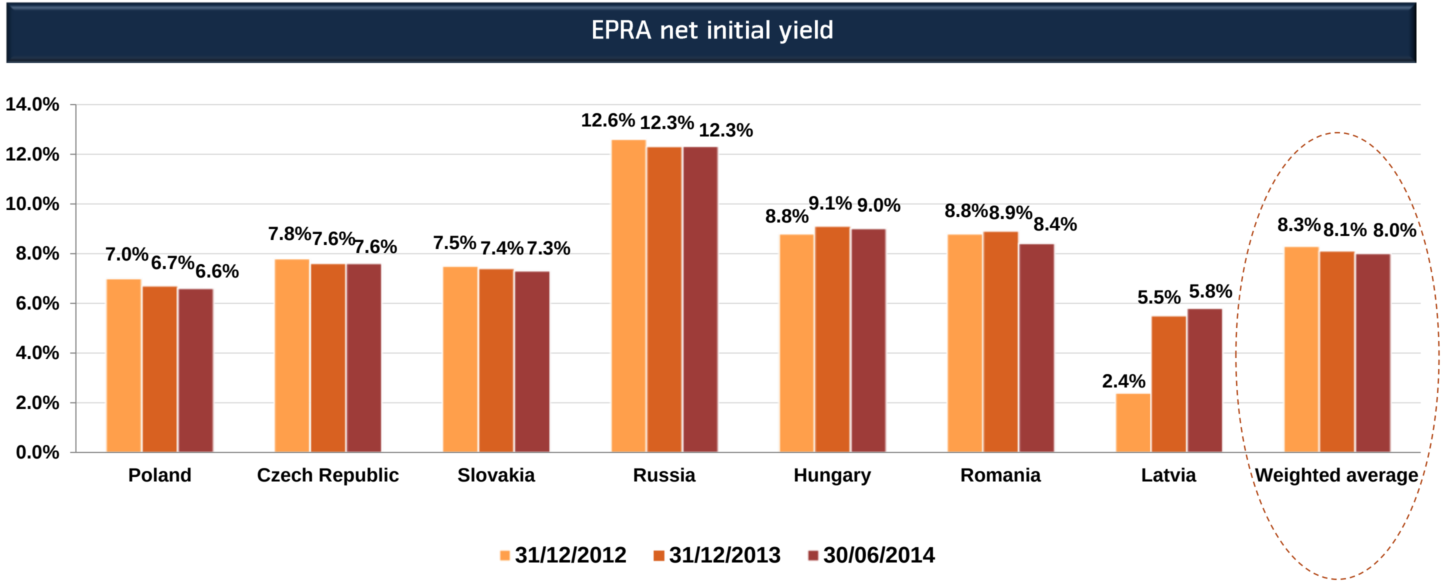


- Poland's weighting in the total standing investments portfolio is in excess of 50% of the Group's income producing portfolio
- The top 10 assets represent 58% of Atrium's standing investments' portfolio value
- Six of the top 10 standing investments are located in Poland, two in Russia, one in the Czech Republic and one in Slovakia

Overview of net equivalent yield per country



Overview of EPRA net initial yield per country



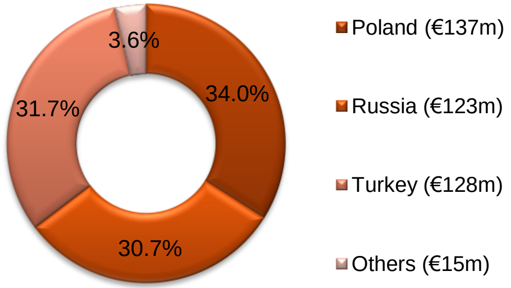
Development pipeline rationalised to mitigate risk and increase flexibility

Development pipeline – general overview

As of 30.06.2014:

- €403.1m fair value, representing 14% of our total real estate portfolio
- Over 96% of the portfolio by value is located in Poland, Russia and Turkey
- On 20 March 2014, Atrium completed its largest greenfield development project, Atrium Felicity Shopping Centre (75,000 m² GLA) in Lublin
- During 2014 year-to-date as of end of July, Atrium completed the sale of several land plots, including one in Turkey, one in Bulgaria and one in Georgia, for a total consideration for €65.4m

Development and land per country



- Atrium currently has two active projects:
  - The extension and redevelopment of Atrium Copernicus in Torun, which will add 17,300 m² of GLA and 640 additional parking spaces (incremental costs to completion as of 30.06.14 are €18.8m). The project is under construction
  - The Board has approved the first stage of the extension and redevelopment of Atrium Promenada. The investment cost of the first stage is €44m

- **Our long term target is for the development and land portfolio to represent a maximum 10-15% of total real estate assets**

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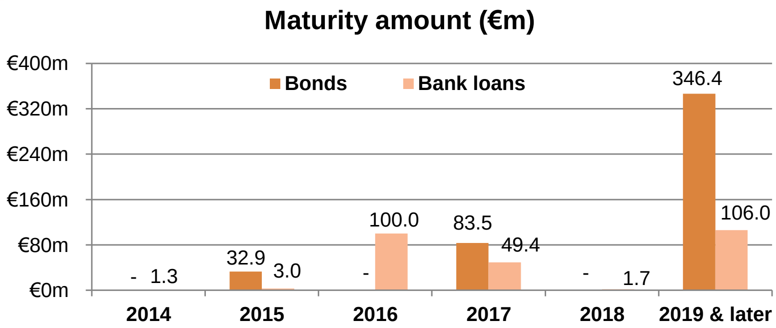
Debt overview



- **S&P Rating BBB-/stable**
- **Fitch Rating BBB-/stable**

Year	Bonds		Bank Loans		Total	
	Maturing Amount	Current Avg Interest rate	Maturing Amount	Current Avg Interest rate	Maturing Amount	Current Avg Interest rate
	€m	%	€m	%	€m	%
2014	-	-	1.3	4.3%	1.3	4.3%
2015	32.9	2.2%	3.0	4.4%	35.9	2.4%
2016	-	-	100.0	4.7%	100.0	4.7%
2017	83.5	4.0%	49.4	3.1%	132.8	3.7%
2018	-	-	1.7	4.1%	1.7	4.1%
2019 & on	346.4	4.0%	106.0	4.1%	452.4	4.0%
Total	**462.8**	**3.9%**	**261.5**	**4.1%**	**724.2**	**4.0%**
Fixed rate	352.8	4.0%	261.5	4.1%	614.3	4.1%
Variable rate *	110.0	3.4%	-	-	110.0	3.4%
Total	**462.8**	**3.9%**	**261.5**	**4.1%**	**724.2**	**4.0%**

** Based on the variable rate as of 30.06.14*

*** Maturing amounts include scheduled amortisation*

- Atrium has a strong Balance Sheet with €258m of cash, gross LTV of 25.2% and net LTV of 16.2%
- The weighted average duration to maturity is 4.9 years
- In April- July 2014, Atrium bought back €39.4m of its 2005 bonds
- In June 2014, Atrium completed the early repayments of two bank loans in Slovakia, increasing the pool of unencumbered assets to 59%

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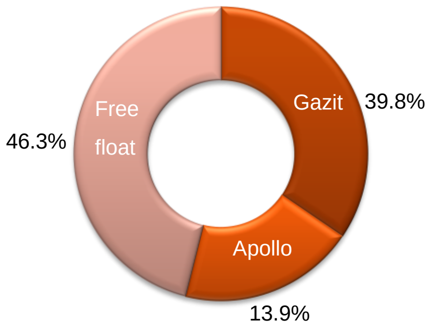
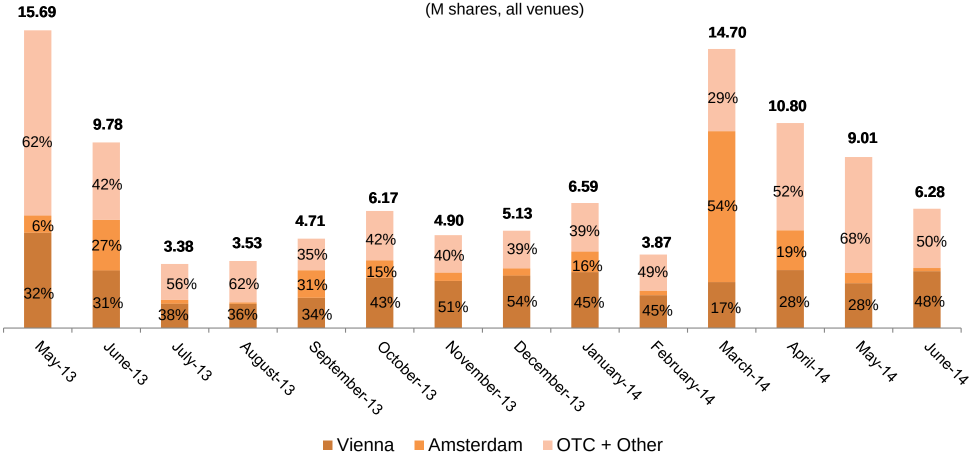
Liquidity of Atrium's stock

Shareholder structure*



* As of 30 June 2014

Monthly average trading volume of Atrium's shares



- The Vienna Stock Exchange has accounted for 34% trading volume on average in the past 14 months (1.05.13 - 30.06.14) and Amsterdam Euronext for 18%; another substantial share is generated by Over-the-Counter (OTC) trades and other platforms (48%)
- Atrium is included in the following indices:
  - EPRA Emerging EMEA Index
  - GPR General Index

Corporate vision and future growth

Corporate vision:

- The Group's vision is to become the leading owner, operator and developer of food anchored shopping centres in Central and Eastern Europe
- The portfolio will be predominantly focused on income generating shopping centres in the more mature and stable CEE countries producing solid cash flow in the long term
- Organic growth to be provided by pro-active hands-on asset management, ensuring we uphold our "retail is detail" approach
- External growth of the company to be achieved through the acquisitions of high quality assets in our region and through a selected number of development, redevelopment and extension projects

Four key drivers of future growth:

Liquidity	Significant liquid funds directly available for investments
Low leverage	Low leverage provides strong potential firepower to finance acquisitions
Development and land	Monetise the land bank through selective development or divestment
Extensions	Redevelopment and extension potential

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Main objectives and long term targets

- Continue to drive the financial and operational performance of our assets while constantly striving to improve our offering for retailers and consumers
- Maintain our pursuit of appropriate investment opportunities in our core markets: Poland, the Czech Republic and Slovakia
- Further improve the capital structure and efficiency of the Group’s balance sheet
- Continue to establish the Atrium brand and strengthen our relationships with key clients while seeking to work with new retailers as they expand into and across the region

- Long-term leverage target of net debt to real estate value of 30%-35%
- Reduce development and land bank to ~ 10% - 15% of total real estate assets

Atrium: a unique investment opportunity

- Strong management team with a proven track record of delivering market leading growth and adding value through operational performance
- Central and Eastern European focus with dominant presence in the more mature and stable countries
- Successfully navigated the global economic crisis through smart decision making and effective management
- Balance sheet is robust
- Investment grade rating: BBB- with a “Stable” outlook (Fitch and S&P)
- Balance between solid income producing platform and opportunities for future growth

Appendix

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Financial highlights 1H2014 – income statement

Year over year	6M 2014	6M 2013	Change	Change
	€m	€m	€m	%
Gross rental income	**106.9**	**101.1**	**5.8**	**5.7%**
Service charge income	37.8	38.1	(0.3)	(0.8%)
Net property expenses	(41.6)	(43.0)	1.4	3.3%
Net rental income	**103.1**	**96.3**	**6.8**	**7.0%**
Operating margin	**96.4%**	**95.2%**	**1.2%**	**1.2%**
Net result on acquisitions and disp.	(2.5)	0.1	(2.6)	(2600.0%)
Costs connected with development	(2.1)	(2.2)	0.1	4.5%
Revaluation of investment properties	(34.5)	7.5	(42.0)	(560.0%)
Other dep, amort, imp.	(2.0)	(5.6)	3.6	64.3%
Administrative expenses	(10.6)	(12.9)	2.3	17.8%
Net operating profit	**51.4**	**83.3**	**(31.9)**	**(38.3%)**
Net financial expenses	(15.9)	(21.6)	5.7	26.4%
Profit before taxation	**35.5**	**61.7**	**(26.2)**	**(42.5%)**
Corporate income tax	(1.0)	(1.1)	0.1	9.1%
Deferred tax	1.7	(8.5)	10.2	120.0%
Profit after taxation for the period	**36.2**	**52.1**	**(15.9)**	**(30.5%)**
Attributable to:				
Equity holders of the parent	36.2	52.1	(15.9)	(30.5%)
IFRS earnings per share (€cents)	**9.6**	**13.9**	**(4.3)**	**(30.9%)**
Company adjusted EPRA earnings per share (€cents)	**19.2**	**17.7**	**1.5**	**8.5%**

Rental income exposure by currency

81% of GRI in Q2 2014 is denominated in Euro, 9% in Czech Koruna, 4% in Polish Zloty, 3% in USD and 3% in Rubles

Country	EUR		USD		Local currency		Total	
	€m	%	€m	%	€m	%	€m	%
Poland	39.8	37.3%	0.1	0.1%	4.8	4.5%	44.7	41.8%
Czech Republic	7.9	7.4%	0.2	0.2%	9.5	8.9%	17.6	16.5%
Slovakia	5.5	5.2%	-	0.0%	-	0.0%	5.5	5.2%
Russia	25.3	23.6%	2.9	2.7%	3.2	3.0%	31.4	29.4%
Hungary	3.7	3.5%	-	0.0%	0.1	0.1%	3.8	3.5%
Romania	3.1	2.9%	-	0.0%	0.0	0.0%	3.1	2.9%
Latvia	0.8	0.7%	-	0.0%	0.0	0.0%	0.8	0.7%
Total	**86.1**	**80.6%**	**3.2**	**3.0%**	**17.6**	**16.5%**	**106.9**	**100.0%**

€ exchange rate	As at			Change in period end rates since 31/12/2013		Average for the period ended		
	30/06/2014	31/3/2014	31/12/13	6M Change	3M Change	6M 30/6/2014	3M 31/3/2014	12M 31/12/2013
Poland - Zloty	4.16	4.17	4.15	0.1%	0.4%	4.18	4.18	4.20
Czech Republic - Koruna	27.45	27.44	27.43	0.1%	0.0%	27.44	27.44	25.98
Russia - Rubles	46.38	48.78	45.32	2.3%	7.6%	48.07	48.04	42.34
USD - US Dollar	1.37	1.38	1.38	(0.7%)	0.0%	1.37	1.37	1.33

EPRA earnings per share

Earnings	6M 2014	6M 2013	Change	Change
	€m	€m	€m	%
Earnings attributed to equity holders of the parent	**36.2**	**52.1**	**(15.9)**	**(30.5%)**
Revaluation of investment properties	34.5	(7.5)	42.0	
Net result on acquisitions and disposals	2.5	(0.1)	2.5	
Goodwill impairment and amortisation of intangible assets	0.7	3.9	(3.2)	
Deferred tax in respect of EPRA adjustments	3.5	2.5	1.0	
Non-controlling interest in respect of the above adjustments	-	-	-	
Close-out costs of financial instruments	1.9	-	1.9	
EPRA Earnings	**79.2**	**50.9**	**28.3**	**55.6%**
EPRA earnings per share (€cents)	**21.1**	**13.6**	**7.5**	**55.1%**
Company adjustments:				
Legacy legal matters	1.4	1.7	(0.3)	
Impairment of investment in associate	0.8	1.2	(0.4)	
Foreign exchange differences	(4.3)	4.7	(9.0)	
Changes in the value of financial instruments	0.2	1.6	(1.4)	
Deferred tax not related to revaluations	(5.2)	6.0	(11.2)	
Company adjusted EPRA earnings	**72.1**	**66.1**	**5.9**	**8.9%**
Company adjusted EPRA earnings per share (€cents)	**19.2**	**17.7**	**1.5**	**8.5%**
Dividend as a % of Company adjusted EPRA earnings	**62.4%**	**56.6%**	**5.9%**	**5.9%**

* Weighted average number of shares increased from 373.9m to 375.0m over the period

Financial highlights 1H2014 – balance sheet

Balance sheet	30/06/2014	31/12/2013	Change	Change
	€m	€m	€m	%
Assets				
Non-current assets				
Standing investments	2,475.1	2,356.2	118.9	5.0%
Developments and land	403.1	583.6	(180.5)	(30.9%)
Other non-current assets	50.8	55.3	(4.5)	(8.1%)
	2,929.0	***2,995.1***	***(66.1)***	***(2.2%)***
Current assets				
Cash and cash equivalents	257.9	305.6	(47.7)	(15.6%)
Other current assets	38.5	43.5	(5.0)	(11.5%)
Assets held for sale	***6.3***	**-**	***6.3***	***100.0%***
	302.6	**349.1**	**(46.5)**	**(13.3%)**
Total assets	**3,231.6**	**3,344.2**	**(112.6)**	**(3.4%)**
Equity	***2,254.8***	***2,267.3***	***(12.5)***	***(0.6%)***
Non-current liabilities				
Long term borrowings	721.5	798.0	(76.5)	(9.6%)
Derivatives	13.3	11.8	1.5	12.7%
Other non-current liabilities	***176.5***	***181.7***	***(5.2)***	***(2.9%)***
	911.3	***991.5***	***(80.2)***	***(8.1%)***
Current liabilities				
Short term borrowings	2.7	5.5	(2.8)	(50.9%)
Other current liabilities	***62.8***	***79.9***	***(17.1)***	***(21.4%)***
	65.5	**85.4**	**(19.9)**	**(23.3%)**
Total equity and liabilities	**3,231.6**	**3,344.2**	**(112.6)**	**(3.4%)**
IFRS NAV per financial statements	2,255.6	2,268.0	(12.5)	(0.5%)
IFRS NAV per share (in €)	**6.01**	**6.05**	**(0.04)**	**(0.6%)**
EPRA NAV	2,447.8	2,456.9	(9.1)	(0.4%)
EPRA NAV per share (in €)	**6.40**	**6.43**	**(0.03)**	**(0.5%)**

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EPRA NAV

NAV	30/06/2014	31/12/2013	Change	Change
	€m	€m	€m	%
Equity	2,254.8	2,267.3	(12.5)	(0.6%)
Non-controlling interest	0.8	0.7	0.1	14.3%
IFRS NAV per financial statements	**2,255.6**	**2,268.0**	**(12.4)**	**(0.5%)**
IFRS NAV per share (in €)	**€6.01**	**€6.05**	**(€0.04)**	**(0.7%)**
Effect of exercise of options	27.8	29.0	(1.2)	(4.1%)
Diluted NAV, after the exercise of options	**2,283.4**	**2,297.1**	**(13.7)**	**(0.6%)**
Fair value of financial instruments	13.3	11.8	1.5	12.7%
Goodwill as a result of deferred tax	(7.6)	(7.6)	0.0	-
Deferred tax	158.8	155.7	3.1	2.0%
EPRA NAV	**2,447.8**	**2,456.9**	**(9.1)**	**(0.4%)**
EPRA NAV per share (in €)	**€6.40**	**€6.43**	**(€0.03)**	**(0.5%)**
Number of outstanding shares (in millions)	375.2	374.9	0.3	0.1%
Number of outstanding shares and options (in millions)	382.5	382.1	0.4	0.1%

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Cash flow

Cash movement	6M 2014	6M 2013	Change	Change %
	€m	€m	€m	%
Net cash generated from operating activities	**64.3**	**71.1**	**(6.8)**	**(9.6%)**
Cash flows generated from/(used in) investing activities	**18.3**	**(41.9)**	**60.2**	**143.7%**
Cash flows generated from/(used in) financing activities	**(129.9)**	**294.0**	**(423.9)**	**(144.2%)**
Increase/(Decrease) in cash and cash equivalents	**(47.2)**	**323.2**	**(370.4)**	**(114.6%)**
Cash and cash equivalents at the beginning of the year	305.6	207.8	97.8	47.1%
Effect of exchange rate fluctuations on cash held	(0.4)	(1.2)	0.8	66.7%
Cash and cash equivalents at the end of the period	**257.9**	**529.9**	**(272.0)**	**(51.3%)**

Macroeconomic overview of our markets

- Atrium's main markets provide access to over 230 million consumers with increasing purchasing power
- Forecasted GDP growth is positive in all of our markets except the Czech Republic, and is higher on average than in Western European economies:

Macro Indicator	Poland	Czech Republic	Russia	Slovakia	Hungary	Romania	Latvia	Total / Average*	France	Germany
2013 Population (M people)	38.5	10.5	142.9	5.4	9.9	21.3	2.0	**230.6**	63.7	80.8
2013 GDP in PPP ($ Bn)	817.5	286.0	2,556.2	133.1	198.2	285.1	38.9	**4,315.0**	2,278.0	3,232.5
2013 GDP per capita PPP ($)	21,214	27,200	17,884	24,605	20,065	13,396	19,120	**20,498**	35,784	40,007
2014f GDP per capita PPP ($)	22,201	28,086	18,408	25,525	20,817	13,932	20,204	**21,310**	36,537	41,248
2015f GDP per capita PPP ($)	23,340	29,116	19,178	26,711	21,597	14,560	21,528	**22,290**	37,582	42,586
2019f GDP per capita PPP ($)	29,028	34,382	22,946	33,092	25,210	18,077	27,649	**27,198**	42,943	48,625
2013 real GDP growth (%)	1.6%	-0.9%	1.3%	0.9%	1.1%	3.5%	4.1%	**1.7%**	0.3%	0.5%
2014f real GDP growth (%)	3.1%	1.9%	0.2%	2.3%	2.0%	2.2%	3.8%	**2.2%**	0.7%	1.9%
2015f real GDP growth (%)	3.3%	2.0%	1.0%	3.0%	1.7%	2.5%	4.4%	**2.6%**	1.4%	1.7%
2019f real GDP growth (%)	3.6%	2.4%	2.5%	3.6%	1.7%	3.5%	4.0%	**3.0%**	1.9%	1.3%
2013 retail sales growth (%)	4.2%	-0.4%	5.8%	0.1%	1.3%	0.2%	3.1%	**2.0%**	0.6%	1.1%
2014f retail sales growth (%)	2.2%	1.2%	3.8%	1.4%	1.7%	2.4%	4.0%	**2.4%**	1.1%	1.1%
2015f retail sales growth (%)	3.1%	2.1%	4.5%	2.7%	1.1%	2.7%	5.1%	**3.0%**	1.4%	1.1%
2019f retail sales growth (%)	3.5%	3.7%	4.0%	2.7%	2.0%	3.7%	4.9%	**3.5%**	1.5%	1.2%
2013 Unemployment (%)	10.3%	7.0%	5.5%	14.2%	10.2%	7.3%	11.9%	**9.5%**	10.8%	5.3%
2014f Unemployment (%)	10.2%	6.7%	6.2%	13.9%	9.4%	7.2%	10.7%	**9.2%**	11.0%	5.2%
2015f Unemployment (%)	10.0%	6.3%	6.2%	13.6%	9.2%	7.0%	10.1%	**8.9%**	10.7%	5.2%
2019f Unemployment (%)	9.6%	5.2%	6.0%	11.5%	8.3%	6.5%	8.9%	**8.0%**	9.8%	5.3%
2013 Inflation (%)	0.7%	1.4%	6.5%	0.4%	0.4%	1.6%	-0.4%	**1.5%**	0.0%	1.2%
2014f Inflation (%)	2.1%	1.2%	5.3%	1.6%	2.9%	3.5%	2.4%	**2.7%**	1.0%	1.4%
2015f Inflation (%)	2.5%	2.0%	5.3%	1.6%	3.0%	3.1%	2.5%	**2.9%**	1.2%	1.4%
2019f Inflation (%)	2.5%	2.0%	5.0%	2.2%	3.0%	2.7%	2.3%	**2.8%**	1.6%	1.7%

e/f - Estimation/ Forecast
**Simple arithmetic average for comparison purposes*

Sources: IMF (2014 April WEO, July Note), Oxford Economics, Capital Economics

Macroeconomic overview of our markets (cont)

Macro Indicator	Poland	Czech Republic	Russia	Slovakia	Hungary	Romania	Latvia	Average	France	Germany
2013 Consumer spending growth (%)	0.8%	0.1%	4.7%	-0.1%	0.3%	1.2%	n.a.	**1.2%**	0.3%	1.0%
2014f Consumer spending growth (%)	2.7%	1.3%	1.6%	1.6%	1.7%	2.6%	n.a.	**1.9%**	0.2%	1.4%
10-year Interest rate, 2013 (%)	4.0%	2.1%	7.5%	3.2%	5.9%	5.2%	n.a.	**4.7%**	2.2%	1.6%
10-year Interest rate, 2014f (%)	3.9%	2.1%	8.6%	2.8%	5.0%	5.0%	n.a.	**4.6%**	1.9%	1.5%
2013e Avg. gross monthly wage (€)	870	966	704	824	777	507	716	**766**	n.a.	n.a.
2014f Avg. gross monthly wage (€)	907	989	766	851	806	535	755	**801**	n.a.	n.a.
2013e Monthly Retail sales per capita ($ PPP)	418	502	531	547	374	202	379	**422**	592	451
2014f Monthly Retail sales per capita ($ PPP)	427	508	552	560	381	207	396	**433**	596	457
Apr.'14 Retail trade volume change y-o-y* (%)	0.6%	2.6%	2.7%	5.8%	6.3%	4.6%	10.6%	**4.7%**	1.2%	0.9%
May '14 Retail trade volume change y-o-y* (%)	-2.0%	1.1%	2.1%	1.6%	4.8%	10.3%	2.4%	**2.9%**	1.4%	-0.1%
Jun.'14 Retail trade volume change y-o-y* (%)	-0.5%	3.8%	0.7%	2.5%	3.9%	10.0%	2.8%	**3.3%**	4.9%	2.7%
Consumer Confidence Indicator**, Jun.'14	-14.7	-1.6	n.a.	-12.6	-18.3	-30.6	-9.3	**-14.5**	-21.7	4.3
Consumer Confidence Indicator**, Jul.'14	-19.3	-1.7	n.a.	-12.2	-17.6	-27.6	-6.1	**-14.1**	-22.8	3.9
Retail Confidence Indicator**, Jun.'14	0.5	13.5	n.a.	10.2	5.3	8.7	6.1	**7.4**	-9.8	1.1
Retail Confidence Indicator**, Jul.'14	-1.1	15.4	n.a.	8.1	4.5	13.1	8.6	**8.1**	-5.5	-4.1
Country rating/ outlook - Moody's	**A2/ stable**	**A1/ stable**	**Baa1/ negative**	**A2/ stable**	**Ba1/ negative**	**Baa3/ stable**	**Baa1/ stable**	**n.a.**	Aa1/ negative	Aaa/ stable
Country rating/ outlook - Standard & Poor's	**A-/ stable**	**AA-/ stable**	**BBB-/ negative**	**A/ positive**	**BB/ stable**	**BBB-/ stable**	**A-/ stable**	**n.a.**	AA/ stable	AAA/ stable
Country rating/ outlook - Fitch	**A-/ stable**	**A+/ stable**	**BBB/ negative**	**A+/ stable**	**BB+/ stable**	**BBB-/ stable**	**A-/ stable**	**n.a.**	AA+/ stable	AAA/ stable
Atrium country exposure by NRI (6M 2014)	**44.4%**	**15.5%**	**27.9%**	**5.3%**	**3.5%**	**2.9%**	**0.4%**	**100.0%**		
Atrium country exposure by MV at 30/6/14* **	**53.2%**	**16.6%**	**18.2%**	**6.0%**	**2.8%**	**2.7%**	**0.5%**	**100.0%**		

** Retail trade volume changes reflect retail sales growth adjusted for inflation and seasonal effects.*

*** Eurostat indicator of households' and retailers' near-future expectations based on monthly and quarterly business and consumer surveys.*

**** By market value of income producing properties as of 30 June 2014.*

Sources: Eurostat, C&W, Oxford Economics, Moody's, Standard and Poor's, Fitch, PMR, national statistical offices

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Yields on government long term bonds and sovereign ratings

Yields on government long-term (10 years) bonds in local currencies, Jan. 2011- Aug. 2014

Country	Sovereign ratings	10Y gov. bond yield	Prime shopping centre gross yield*	Spread from SC yield to 10Y gov. bond yields
	Fitch	local currency (Aug '14)	C&W (2Q14)	
Russia	BBB	9.82%	9.25%	-0.57%
Hungary	BB+	4.93%	7.25%	2.32%
Romania	BBB-	4.30%	8.50%	4.20%
Poland	A-	3.38%	5.75%	2.37%
Slovakia	A+	1.81%	7.25%	5.44%
Czech Rep.	A+	1.39%	5.50%	4.11%
Germany	AAA	1.05%	4.40%	3.35%

* except Germany - net

- **Long term yields,** based on 10-year government bonds, increased during 2008-2009 for most CEE countries
- After 2010, by May 2013 the government yields of most CEE countries compressed to pre-crisis levels, reflecting investors' improved confidence
- **May 2013** saw the beginning of a significant sell-off of emerging markets bonds
- Consequently, the yields across most CEE markets began to rise again although the pace of the increase differs per country
- Russia experienced some of the highest spikes; by contrast, the Czech and Slovak yields have compressed slightly
- In addition, Russia's yield has risen in 2014 largely due to the crisis in Ukraine

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Sources: Bloomberg, C&W

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