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GALERIA MŁOCINY SOLD FOR EUR 104.5 M!

Galeria Młociny, Master Management Group's flagship retail project situated in a prime location in Warsaw's Bielany district, has been purchased by Echo Polska Properties and Echo Investment S.A. for EUR 104.5 million. The modern retail and entertainment complex is currently under construction and upon completion will offer a total of 220,000 sq. m with a GLA of 70,000 sq. m.

"We are proud to announce the successful sale of Galeria Młociny to Echo Polska Properties and Echo Investment S.A. Master Management Group had a vision of a prime retail complex in harmony with its surroundings and unique leisure features. Thanks to the commitment of our team we have delivered an outstanding and profitable project to the market and gained the trust of major retail chains" said Paul Kusmierz, CEO of MMGM.

Galeria Młociny was publicly presented for the first time at MAPIC in 2014 and obtained a building permit in 2015, construction began in September of 2016, while completion is planned for H2 2018. The leasing team, led by Michał Masztakowski, has already commercialized 60% of the available GLA and has secured anchor tenants such as the Intermarché supermarket, which will have its Warsaw debut in Galeria Młociny. The fashion segment has attracted Inditex brands, H&M, VAN GRAAF, C&A and others, while the leisure and entertainment segment will offer a 9-screen CINEMA3D and a Calypso Fitness Club.

"In line with our long-term strategy, the sale of Galeria Młociny is a gateway to new opportunities on the Polish market. We strongly believe in the retail potential of a number of projects situated around the country and will soon be announcing news regarding our portfolio. At the same time our leasing team will continue to commercialize Galeria Młociny, working with the new owners" – added Paul Kusmierz.

Leading brands, strong sports and entertainment segment

Galeria Młociny will offer 220 retail and service units, home to a RTV Euro AGD, a consumer electronic store, an Intermarché supermarket and many popular fashion brands including Zara, Pull&Bear, Massimo Dutti, Bershka, Stradivarius and Oysho, as well as VAN GRAAF, C&A, H&M, CCC and Wojas. There will also be watch and jewelry stores: Apart, Bijou Brigitte, YES, Swatch, Brijou and Zibi, while anyone looking for trendy home furnishings and accessories will find them at Zara Home and Mensa Home. The perfumery chains Sephora and Douglas are the first premium brands in Galeria Młociny, there will also be a Body Shop, a MAC and a Rossmann. Leisure and entertainment will be provided by the 9-screen CINEMA3D. Active shoppers will also be able to

keep fit at the Calypso Fitness Club and buy sportswear and equipment at GO Sport and Martes Sport. A SMYK store will cater to the needs of kids.

Galeria Młociny will feature a unique food court concept with modern aesthetics, lots of natural light and outdoor seating in the rooftop garden. So far lease agreements have been signed by KFC, Pizza Hut Express, Burger King, Express Kuchnia Marché, Lifemotiv, Olimp, Subway, ZenThai, Sevi Kebab, Compañeros and Saladki. Dunkin' Donuts is also on-board and will open on the ground floor, near the main entrance to the center.

Outstanding architectural design

Galeria Młociny is also an outstanding architectural concept developed by two prestigious architectural studios – Autorska Pracownia Architektury Kuryłowicz & Associates and Chapman Taylor. As a result, a leisure space on the roof with a view of the Młociny Woods and accessible to everyone will be created. In the summer, it will be a place to relax in the open-air food court or to participate in sports. In the winter, it will house the first rooftop ice rink in Warsaw. Inside, the complex will have ceilings high enough for split level stores, there will be spacious piazzas and alleys and lots of natural light. There will also be sample room for large-scale events such as concerts or promotional activities.

Master Management Group (MMG) is an investor, developer, leasing agent and asset manager of retail and office property located throughout Poland. The company has over 10 years of experience in the market and a team of experts who worked for international development, consulting and property management companies, as well as investment funds. As a result, MMG successfully implements independent projects and cooperates with leading developers and investors.

The company has been a local partner for the world's largest institutional funds and property investment organizations such as: Blackstone, Marcol Group, Europa Capital and CPI. On behalf of these global leaders, MMG sources local retail property investments and provides ongoing support in a full scope of asset and property management services after acquisition through to exit.

Currently MMG manages over 63,000 m² of retail space including: Brama Mazur in Etka, GaleriaNiwa in Oświęcim and GaleriaSandomierz. Additionally, it is responsible for leasing commercial space in the multifunctional office and retail complex which will be located at Piotrkowska 155 street in the new Public Transport Hub in Łódź city centre. The company also manages CPI's Polish office portfolio (including Central Tower and Prosta 69). The latest project in the MMG portfolio is GaleriaMłociny – a modern retail complex with 220,000 m² of total area, which is being developed in the Bielany district of Warsaw.

For more information on the company visit: www.mmgm.pl, about GaleriaMłociny: www.galeriamlociny.pl

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