

ECHO POLSKA PROPERTIES N.V.
(Incorporated in The Netherlands)
(Company number 64965945)
JSE share code: EPP
ISIN: NL0011983374
LEI Code: 7245003P7O9N5BN8C098
("EPP")



ACQUISITION OF A POLISH RETAIL PROPERTY PORTFOLIO AND LISTING OF SHARES

Shareholders are referred to the announcements issued by EPP on 11 October 2017 and 1 December 2017 wherein shareholders were advised that EPP had reached an agreement to acquire a portfolio of retail properties for a combined consideration that values the portfolio at EUR 692.1 million (collectively, the "Transaction"), which Transaction is to occur in three separate tranches.

EPP advises that all outstanding conditions precedent in respect of the first tranche of the Transaction, comprising the acquisition of a portfolio of 4 properties with an aggregate GLA of 194 400 m² for an aggregate value of EUR 358.7 million and an aggregate purchase consideration of EUR 135.0 million (the "First Tranche Acquisition") have now been fulfilled, and accordingly, the First Tranche Acquisition completed on 4 January 2018.

Shareholders are advised that 88 582 677 shares have been allotted, issued and listed today on both the Euro MTF market of the Luxembourg Stock Exchange and the Main Board of the JSE following the completion of the First Tranche Acquisition (the "Acquisition Shares"). The Acquisition Shares will rank *pari passu* with the existing listed shares of EPP. Following the issue of the Acquisition Shares, the total issued and listed share capital of EPP has increased to 793 552 887 ordinary shares.

Hadley Dean, CEO of EPP commented on the transaction as follows: 'Today we are delighted to announce the closing of tranche 1 of the M1 portfolio. The acquisition takes us a significant step closer to becoming one of the leading retail landlords in Poland. The deal also provides further scale benefits for our tenants and strengthens relationships with our financial partners.'

4 January 2018

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More information:

Magda Cieliczko, Marketing & Communications Director Echo Polska Properties
Mobile: +48 603 203 619, magda.cieliczko@echo-pp.com

Java Capital, JSE Sponsor
Phone: +27 11 722 3050

M Partners, LuxSE Listing Agent
Phone: +352 263 868 602

Singular System IR
Michèle Mackey / Jacques de Bie
+27 10 003 0700/+27 82 497 9827
michele@singular.co.za; jdebie@singular.co.za