PRESS RELEASE

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Apsys acquires the 3 Stawy Shopping Centre in Katowice

Apsys has completed the purchase of the 3 Stawy Shopping Centre in Katowice, a property with 38,600 sqm of GLA. The property was acquired from a fund managed by Union Investment.

The acquisition of the 3 Stawy Shopping Centre is part of the Apsys Group's strategy of investing in well-performing properties with an established market position, located in areas with strong potential for further development. This is an investment not only in the existing property, but also in a location with exceptional long-term development potential. The area on Alpejska Street is currently one of the main gateways into Katowice and may, in the future, become an important element of this part of the city.

For 30 years Apsys has been delivering projects in Poland that combine commercial functions with creating value for cities and their residents. The 3 Stawy shopping centre fits this philosophy perfectly. It is a well-performing property with an established market position that plays an important role for residents of this part of the city, while also being a location with exceptional potential. We know this place very well and want to use our experience to further develop the centre and strengthen its position on the local market – **Benoit Charles, CEO, Apsys Polska**

A property with potential

The 3 Stawy Shopping Centre is a recognizable brand on the Katowice market, well known to residents of the city and the region. At the end of May 2026, the centre's occupancy rate stood at 97.1%, confirming its stable market position.

For customers and tenants, the change of owner means no change to the centre's day-to-day operations. The centre will continue to operate under its existing formula, and long-term lease agreements will be maintained. Auchan supermarket remains the main food operator.

Apsys Polska will act as the property's manager from the date the agreement is signed. In taking over the centre, the company will draw on its many years of experience in managing retail properties to further develop its offer, maintain the highest management standards, and strengthen its position on the local market.

Return of investors

The transaction reflects a clear trend of revival in Poland's retail sector. In the first half of 2026, the value of investment on the Polish commercial real estate market exceeded EUR 3.06 billion, up 78% year-on-year and the best result for a first half-year since 2018. Capital flowed into all market segments, with retail properties attracting the greatest investor interest, accounting for more than a third of total transaction volume.

On the purchase of the 3 Stawy Shopping Centre, Apsys was supported by Dentons as legal advisor and PwC as financial advisor.

Apsys Polska has been active on the market since 1996 as an investor, developer and manager of commercial real estate, and also provides advisory services and expert support for solutions in urban spaces.

For 30 years, the company has been delivering projects that co-create modern urban spaces, drawing on extensive market experience at every stage of a project's creation and operation – from concept and financing, through execution, to active management and the growth of property value. Apsys's portfolio includes retail properties, mixed-use projects, residential investments and revitalization ventures, in which quality, functionality, accessibility and long-term value for the surrounding area are of key importance. All investments are created with care for users' everyday experience, social relationships, and their harmonious integration into the urban fabric.

Apsys's flagship projects in Poland include, among others, Manufaktura in Łódź, Posnania in Poznań, the proprietary food-hall concept Food Fyrtel, and the company's first residential investment – Solea, Mieszkania przy Wyścigach in Warsaw. The company is currently carrying out further development projects, including the revitalization of the Hala Targowa (Market Hall) in Gdańsk and the residential projects Nowa Stawowa and Ogrody Staromiejskie in Wrocław. It is also a co-investor in the Wilanów Park project in Warsaw.

Apsys Polska manages nearly 700,000 sqm of leasable space in retail properties located in more than a dozen cities across the country, remaining one of the largest players on the Polish real estate market.

In 2026, Apsys is celebrating its 30th anniversary – a jubilee that underscores the company's long-term approach and its ambition to create places that genuinely transform cities.

More information: www.apsys.pl