PRESS RELEASE

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Apsys brings in Trigea as a capital partner in Posnania

Apsys announces the sale of part of its shares in the company that owns Posnania, a retail-and-entertainment property with 100,000 sqm of space located in Poznań. The buyer of the shares is Trigea, a Czech investment fund specializing in commercial real estate.

A transaction in line with Apsys's long-term strategy

The transaction is part of the Apsys Group's long-term strategy of bringing in capital partners for mature assets while maintaining active involvement in their further development. It also confirms Apsys's ability to unlock value from mature assets, even in a demanding market environment. This allows the Group to finance further investments and consistently pursue its growth strategy.

In the year in which Apsys celebrates its 30th anniversary, the Group is carrying out one of the most dynamic development programmes in its history – in both France and Poland.

Since opening in 2016, Posnania has consistently strengthened its position as one of the most important retail-and-entertainment destinations in Poland. Today it remains one of the market leaders in terms of footfall and tenant sales performance, attracting both customers and the most sought-after brands.

Confirmation of market confidence in Apsys's expertise

Trigea's entry into Posnania's ownership represents a natural consequence of the project's development to date and a confirmation of its attractiveness in the eyes of long-term institutional investors. Today Posnania combines strong operational results with potential for further growth, remaining one of the most attractive retail-and-entertainment assets on the Polish market.

The sale of the stake to Trigea was carried out on the basis of a valuation close to that determined by independent appraisers. This confirms the high quality of Posnania and its attractiveness both to real estate market experts and to investors.

Following completion of the transaction, Apsys remains a co-shareholder and co-owner of Posnania. Together with Trigea, it will act as asset manager, while continuing to be responsible for property management, leasing and marketing activities. The management model for Posnania will remain unchanged, and the adopted development strategy will continue to be implemented.

In Poland, Apsys remains the leader in managing retail properties on behalf of third parties, with many years of experience in creating value and managing complex retail-and-entertainment projects. In total, the Group manages assets worth close to EUR 5 billion in France and Poland.

Posnania – a leader among retail-and-entertainment destinations in Poland

In 2019, Apsys refinanced Posnania with a EUR 300 million senior loan with a ten-year maturity. This was an expression of confidence in the quality of the project, which, just three years after opening, had already confirmed its strong market position and potential for further growth.

Since then, Posnania has consistently strengthened its position as one of the market leaders. In 2025, the centre recorded annual footfall of 14 million customers (+5.1% versus 2024 and +5.9% above the market average), while tenant turnover grew by 6.5% (+4.4% above the market). The project's strength is also reflected in numerous brand debuts and Posnania's sustained attractiveness to both customers and tenants.

Posnania brings together more than 300 Polish and international brands, an extensive gastronomic and entertainment offer, and a rich programme of events, creating a place that goes beyond the traditional understanding of a shopping centre.

On the transaction, Apsys was supported by JLL Polska (commercial advisor), Dentons (legal advisor), PwC (financial advisor) and Deloitte (tax advisor). Trigea's advisors were CBRE (commercial advisor), Greenberg Traurig (legal advisor) and Koda Advisory (financial and tax advisor).

Maurice Bansay, founder and chairman of the Supervisory Board, Apsys

This transaction is the best confirmation of the work carried out by Apsys teams since Posnania opened in 2016. In less than ten years, Posnania has become one of the most successful and attractive retail-and-entertainment projects in Poland. Trigea's joining Posnania's shareholders is an expression of confidence both in the quality and long-term growth potential of Posnania, and in Apsys's expertise in creating, developing and managing exceptional places. Apsys will remain fully committed to the further development of Posnania together with Trigea. The transaction also provides the financial flexibility needed to continue pursuing our ambitious growth strategy – **Maurice Bansay**

Tomáš Trčka, founder and chairman of the Supervisory Board, Trigea

Trigea is pleased to acquire a stake in Posnania, a project with an established position on the Polish market, valued for its quality and dynamic development. This investment is consistent with our strategy of investing in high-quality assets located in attractive, well-established locations, with high occupancy and stable business fundamentals. We are pleased to be working with Apsys, whose recognized expertise in managing and developing this type of project is a significant asset for further strengthening Posnania's position – **Tomáš Trčka**

About Apsys

Founded in 1996, Apsys creates distinctive and balanced places that add new value to cities and respond to the changing needs of their residents. Apsys specializes in the design, delivery, commercialization and management of high-quality multifunctional projects. Revitalization and breathing new life into existing places are among the foundations of the Group's strategy. The company draws on experience gained at every stage of a project's life cycle – from concept and financing, through delivery, to active management and the building of real estate value.

Apsys's most recognizable projects include Manufaktura in Łódź, Posnania in Poznań, Beaugrenelle, Boom Boom Villette and Le Dix Solférino in Paris, Neyrpic in Grenoble, Muse in Metz, Steel in Saint-Étienne, and Solea – Mieszkania przy Wyścigach in Warsaw. The Group is currently carrying out a range of major projects, including Canopia in Bordeaux, the revitalization of the former AP-HP headquarters in Paris, Hala Targowa in Gdańsk, the redevelopment of the Lyon Perrache transport hub, and the residential projects Nowa Stawowa and Ogrody Staromiejskie in Wrocław. Apsys is also a co-investor in the Wilanów Park project in Warsaw.

Apsys manages 28 properties in France and Poland, with the value of assets under the Group's management standing at around EUR 5 billion, of which EUR 2.8 billion are the Group's own assets. In 2026, Apsys celebrates its 30th anniversary. This jubilee underscores the company's long-term approach and its ambition to create places that genuinely contribute to the development of cities and the quality of life of their residents. The Group continues to pursue an ambitious growth strategy that assumes doubling the value of its portfolio between 2020 and 2030.

More information: www.apsys.pl

About Trigea

The Trigea fund is one of the fastest-growing Czech open-ended real estate funds. Based in Prague, the fund is managed by Trigea nemovitostní fond, SICAV, a.s., part of the Partners Group. Trigea focuses exclusively on commercial real estate – primarily office buildings, retail parks and shopping centres, as well as logistics properties – located in well-established locations with high occupancy levels.

The fund's strategy assumes achieving attractive and stable returns over a long-term investment horizon while maintaining a moderate level of risk. Trigea's current portfolio includes properties located in the Czech Republic and Poland, including the Arkády Pankrác shopping centre in Prague, the My Place II and Wola Center office buildings in Warsaw, as well as logistics facilities and retail parks in the region's largest cities.