

## PRESS RELEASE

### **Warimpex: Sale-and-leaseback of andel's hotel Łódź with mLeasing**

**Vienna/Warsaw, 30 June 2015**

On 27 May 2015, Warimpex concluded a sale-and-leaseback agreement of andel's hotel Łódź. The contract was signed for seven years with mLeasing, a subsidiary of the Polish mBank. The financing granted under the lease agreement amounted to over EUR 45 million. The transaction is among the biggest such deals on the Polish market. Warimpex will continue as the operator of andel's hotel Łódź, with Vienna International Hotelmanagement AG as the hotel manager.

The transaction will significantly reduce the current financing costs of andel's hotel. It is also aligned with Warimpex Group's general strategy to shift towards local financing partners.

#### **andel's hotel Łódź**

Built by Warimpex, andel's Hotel Łódź is one of Poland's most modern city and business hotels. It occupies a former weaving mill, located in the Manufaktura shopping, arts and cultural centre. With a total area of 3,100 square metres, it offers 278 rooms and suites, as well as seven flexible conference rooms. On the roof of the hotel is the biggest ballroom in Łódź (1,300 m<sup>2</sup>). Thanks to a cargo lift, large items, such as pianos or even automobiles, can be transported to the event area. The glass-enclosed pool at the top of the hotel, as well as the 1,000 m<sup>2</sup> fitness and health club offer scenic views of the city. The pool itself is a relic of the past, as it incorporates a 19th century fire protection water tank.

At the hotel's Delight Restaurant, patrons can enjoy unique culinary treats, created by Chef Mirosław Jabłoński. Smaller refreshments and exquisite drinks or coffee are served at the Oscar's Bar.

The interior design of andel's Hotel Łódź is the work of the London-based star designers Jestico + Whiles, who have succeeded in creating a highly atmospheric experience while maintaining the industrial character of the historic walls. The old pillars and beams were preserved and the 100-year-old stairs and cast-iron gate were restored to their original splendour. The blend of the past and present creates a harmonious dialogue between the historical aura of a cultural monument and the language of contemporary architecture. The building has also been the site of many Polish and international films. The permanent exhibition "andel's Contemporary Art" consists of over 130 pieces of contemporary art, which feature references to the history of the building and are regularly supplemented by additional exhibitions of modern art.

The Hotel has received many awards for design and quality excellence (see attachment)

[www.andelslodz.com](http://www.andelslodz.com)

## Most important international awards



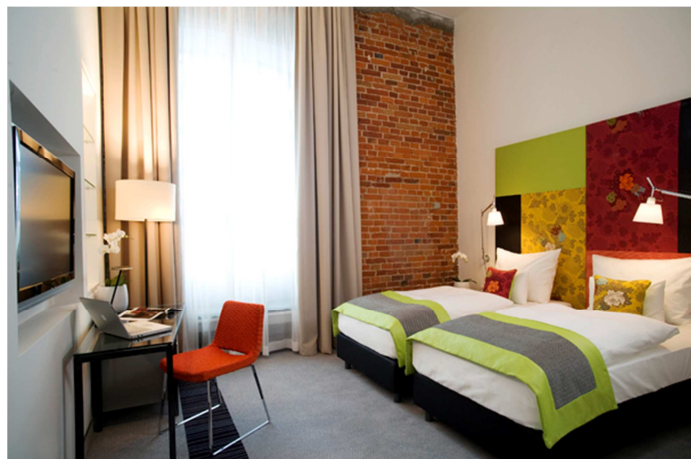
## Quality Awards

- Traveller's Choice 2014 – best hotel in Poland: 6th place
- Best Hotel Award 2013 by rezerwuje.pl – 1st place in the “Hotels in Lodz” and “Service” categories, 2nd place in the “For business” category
- Top Rated Hotel 2013 by hotel.info / hotel.de – the best hotel in Poland and 8th in Europe
- The best barman in Lodz – Lukasz Olczak from andel's hotel Lodz, by Express Ilustrowany
- Traveller's Choice 2013 – trendiest hotel in Poland: 2nd place; TOP 25 Hotels in Poland: 6th place
- HolidayCheck Quality Selection 2012 – the best city hotel
- World Travel Awards 2012 – nomination in the “Poland's Leading Business Hotel” category
- “Hermes 2010” Award for the best hotel restaurant in 2010
- Point for Lodz 2011 and 2010 – by GPO



## Architecture and design awards

- Tophotel 2013 by hotele.pl – category “Design”
- Hotel of the Year 2013 and 2012 by HRS, as well as Newsweek and Forbes – the “Design” category
- Best Hotel Award 2012 by [www.rezerwuje.pl](http://www.rezerwuje.pl) - 1st place in the “For business” category and 2nd place in the “Design” category
- Travellers’ Choice 2012 by TripAdvisor – the trendiest hotel in Poland: 2nd place
- International Hotel Award Europe 2011 – Best New Hotel Construction & Design
- MIPIM Awards 2010 – Special Tribute to the Guest of Honour
- Construction of the Year 2010 – by PZiTb in the “Revitalisation” category
- European Property Award 2010 - Architecture Award (Leisure & Hospitality)
- Tophotel Award 2010 – Tophotel magazine, the “Design” category
- Contract Magazine Interior Awards 2010 – by [www.contractmagazine.com](http://www.contractmagazine.com), the “Adaptive Re-Use” category
- CEE Real Estate Quality Award – Hotel, Leisure & Residential Development of the Year 2009 and Performance & Achievement 2010 by CEE Insight Forum and The Financial Times
- European Hotel Design Awards 2009 - Architecture of the Year by [www.thesleepevent.com](http://www.thesleepevent.com)
- Hotel with concept 2009 - Hotelarz magazine
- Best Building / Best Revitalization 2006-2009 – the Łódź branch of the Chamber of Architects and the Association of Architects, Łódź branch
- Interior of the Year 2009 – Piotrkowska St. Foundation Award
- Building of the Year 2009 – by “Bryła” website
- Polish Architecture of the Year 2009 – by “Art of Architecture” website
- CIJ Award Poland 2009 – Best Hotel Development and Best Development Overall





### **Warimpex Finanz- und Beteiligungs AG at a glance**

Warimpex Finanz- und Beteiligungs AG is a real estate investment and development company. The company is headquartered in Vienna and is listed on the stock exchanges in Vienna and Warsaw (WXXF). As one of the largest hotel investors in Central and Eastern Europe, Warimpex currently owns, partially owns or operates eighteen business and luxury hotels with a total of over 4,600 rooms as well as five commercial and office buildings with a total useable area of roughly 43,000 square metres. Over the past twenty-five years, Warimpex has developed properties worth over EUR 1 billion. Warimpex believes in quality and sustainability as the basis for strong future growth.

The company operates in seven European countries. The highlights among the hotels it owns, partially owns, or operates are andel's hotels in Berlin and Łódź, the angelo hotels in Prague, Plzen and Katowice, the angelo airport hotels in Bucharest and Ekaterinburg, the Crowne Plaza hotel at the AIRPORTCITY St. Petersburg, the Kempinski hotel in Vienna and the InterContinental hotel in Warsaw.

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