



**ATLAS**  
ESTATES

Current report No. 43/2008 dated 12 August 2008

**A new credit facility agreement relating to the construction of the Platinum Towers residential development (the conclusion of a material agreement by a subsidiary and the establishment of a pledge on material assets)**

The Board of Directors of Atlas Estates Limited (“**Atlas**”) announces that Platinum Towers Sp. z o.o., a subsidiary of Atlas, concluded a credit facility agreement (the “**Agreement**”) dated 24 July 2008 with Raiffeisen Bank Polska S.A. (the “**Bank**”).

The Agreement provides for a credit facility of up to PLN 174,000,000 (circa €54 million). The utilization of the facility is dependent on the costs of construction of the Platinum Towers buildings. Under the agreement up to PLN 42,000,000 is to be utilized on the refinancing of the facility granted by Erste Bank der Österreichischen Sparkassen AG and the balance (circa PLN 132,000,000) to finance the construction of Platinum Towers. The tenor of the facility ends on 30 June 2010. The facility bears interest at a variable rate based on the WIBOR plus the bank’s margin. The credit facility is secured by:

1. A registered pledge established pursuant to the agreement dated 24 July 2008 concluded between the Bank and a subsidiary of Atlas, Atlas Estates Investment B.V. The pledge encumbers 30,700 shares, with the nominal value of PLN 500 each, of Platinum Towers Sp. z o.o., a subsidiary of Atlas, which are held by Atlas Estates Investment B.V. The

encumbered shares constitute 100% of Platinum Towers Sp. z o.o.'s share capital and entitle the holder to 100 % of votes at the shareholders' meeting of Platinum Towers Sp. z o.o. The pledge secures the Bank's claims arising from the Agreement up to PLN 261,000,000. The shares in Platinum Towers Sp. z o.o. are a long term capital investment of Atlas' subsidiary. The value of the pledged assets registered in the book of accounts kept by Atlas Estates Investment B.V. is EUR 5,895,972. The shares in Platinum Towers Sp. z o.o. are material assets within the meaning of the Regulation of the Minister of Finance dated 19 October 2005 on Current and Periodic Disclosures to be Made by Issuers of Securities, since their value exceeds 10% of Atlas's equity.

2. A ceiling mortgage established on 24 July 2008 by HPO Sp. z o.o., a subsidiary of Atlas in favour of the Bank on the right of perpetual usufruct granted to HPO Sp. z o.o. to the real property situated in the Wola district of Warsaw, at ul. Grzybowska and ul. Wronia with a total area of 4,454 m<sup>2</sup>. The mortgage secures the Bank's claims arising out of the Agreement up to PLN 261,000,000.

3. A ceiling mortgage established on 24 July 2008 by Platinum Towers Sp. z o.o., a subsidiary of Atlas in favour of the Bank on the right of perpetual usufruct granted to Platinum Towers Sp. z o.o. to the real property situated in the Wola district of Warsaw, at ul. Grzybowska and ul. Wronia with a total area of 5,117 m<sup>2</sup>. The mortgage secures the Bank's claims arising out of the Agreement up to PLN 261,000,000.

4. An assignment of rights arising out of the specified agreements to the Bank by Platinum Towers Sp. z o.o.

The Bank is not related to Atlas.

The Platinum Towers project was described in the "Portfolio" section of the prospectus of Atlas Estates Limited which was approved by the Polish Financial Supervision Authority on 31 January 2008 and was published on Atlas' website: [www.atlasestates.com](http://www.atlasestates.com). (the "**Prospectus**"). The material provisions of the facility agreement between Platinum Towers Sp. z o.o., a subsidiary of Atlas, and Erste Bank der Österreichischen Sparkassen AG,

dated 11 May 2007, were described in the “Credit and loan facilities, guarantees and sureties” section of the Prospectus. Platinum Towers Sp. z o.o. was described in the “List of the Issuers’s subsidiaries” section.

The agreement is a “material agreement” within the meaning of the Regulation of the Minister of Finance dated 19 October 2005 on Current and Periodic Disclosures to be Made by Issuers of Securities because its aggregate value over its entire effective term exceeds 10% of Atlas’s equity.

*Legal basis: Art. 56 item 1.1 of the Act of 29 July 2005 on Public Offerings, Conditions Governing the Introduction of Financial Instruments to Organized Trading and Public Companies (Journal of Laws of 2005, No. 184 item 1539) in conjunction with Art. 154 of the Act on Trading in Financial Instruments (Journal of Laws of 2005 No. 183, item 1538) and Art. 5 section 1 and 3 of the Regulation of the Minister of Finance dated 19 October 2005 on Current and Periodic Disclosures to be Made by Issuers of Securities (Journal of Laws of 2005, No. 209, item 1744).*