



# VON DER HEYDEN GROUP

## Over 25 years of trust in Europe

## Press release

February 9<sup>th</sup>, 2017

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### Von der Heyden Group Finance p.l.c. Bond Issue

We are happy to announce that the Listing Authority has approved our **EUR 25 million, 7 year, 4,40 % Euro Bond issued by Von der Heyden Group Finance p.l.c.**, a 100 % subsidiary of TIMAN Investments Holdings Ltd.

The Listing Authority has approved the [Prospectus dated January 30, 2017](#) and has authorized the admissibility to listing of the Bonds. The Bonds will be listed and traded on the Official List of the Malta Stock Exchange. The bonds are issued at par at EUR 1,000 per bond. Interest will be paid annually in arrears on March 8. Redemption date of the Bond is March 8, 2024.

TIMAN Investments Holdings Ltd., as Guarantor, has provided a corporate Guarantee in favour of the Bondholders, of which further information is contained in Annex B to the Securities Note forming part of the Prospectus.

**Issue period through an Intermediaries' Offer starts on February 9, 2017 to March 3, 2017 noon.** The total amount of EUR 25,000,000 of Bonds is being reserved for subscription by Authorized Intermediaries participating in the Intermediaries' Offer.

Expected date of admission of the Bonds to listing is **March 10, 2017** and expected date of commencement of trading in the Bonds is **March 13, 2017**.

You can download the Formal Notice and the Prospectus from here:

<http://www.vdhgroup.com/bond-issue/> ,  
<http://www.vdhgroup.com/reports-and-publications/>  
and [www.cc.com.mt](http://www.cc.com.mt)

**The value of investments may increase as well as decrease and past performance is not an indication of future performance. Prospective investors are urged to read the Prospectus especially the sections entitled “Risk Factors” contained in the Summary Note, the Registration Document and the Securities Note. Prospective investors are to refer to the guarantee contained in Annex B of the Securities Note forming part of the prospectus for a description of the scope, nature and term of the guarantee.**

- Von der Heyden Group (VDHG), founded in 1989 by Sven von der Heyden, is a **high quality niche player on the European Real Estate Market and has been successfully developing Class A Office buildings and Hotels in always top central and strategic locations** in cities, such as: Warsaw, Munich, Poznań and Lublin. The Group is commonly known for its **high-end finishes and quality, and at all times achieved record prices for its award winning projects, when sold.**
- **VDHG currently has offices and representations in:** Malta, Warsaw, Poznań, Lublin, Berlin, Munich, Madrid, Menorca, Amsterdam and Luxembourg. The group has gathered as well plenty of experience in other cities such as New York, Atlanta, London, Dresden and Leipzig.
- **VDHG employs directly or indirectly about 300 people in 30 subsidiaries.** The company is managed by a group of experienced, well reputed managers both at the level of the holding and at the subsidiaries.
- Since 1989, **a volume of investment of around Euro 350 million has been achieved** in Poland, Germany and Spain. There are **plans to invest further 175 million during the next 3 years**, including equity and debt. New country of investment includes Malta.
- **With over 25 years sound experience** and continuing successful presence on international markets, **VDHG enjoys the trust of international financial institutions, funds and big market players, as well as embassies, governmental institutions and cities.** The Group has strengthened itself during difficult years of the financial crisis, which is also a sign of a well-managed set of companies.
- Identifying the appropriate sites, timing entry in individual markets correctly and building the position on the market through pioneer transactions have been **three major strengths of VDHG over the last decades.**
- **Andersia Silver**, after Poznan Financial Centre, Andersia Tower and Andersia Business Centre, **will be the fourth and final development phase of the entire scheme of the Anders Square in Poznań.** Solid experience, professional approach towards demanding and reputable Tenants, delivering on time and first of all trust put into VDHG, allow the Group to expand successfully our Portfolio of Projects in the whole of Europe.
- **Main goals for 2017 and 2018 are:**
  1. development of 'Długi Targ' Hotel Project in Gdańsk and successful continuation of hotel management as IBB Hotel Collection (Opening in Autumn 2017)
  2. developing Euro 154 million Hotel – and office scheme in the prosperous

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city of Munich, Germany, a flagship development in the hometown of the founder of the Von der Heyden Group, Sven von der Heyden (Planned completion in March and July 2018 respectively)

3. working on Andersia Silver, the 4th and last phase on Plac Andersa in Poznań;

4. take delivery of Hotels for operation in Germany, Poland and Malta to bring the portfolio of Hotels managed and operated by IBB Hotel Collection, a 97 % subsidiary of the Group, to 15.

5. VDHG is currently pursuing advanced negotiations regarding several real estate development and hotel projects in Malta and other locations.

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