

Release of announcement according to Section 135 para 2 of the Austrian Stock Exchange Act 2018

Jersey, 21 December 2020. Atrium European Real Estate Limited VSE/ Euronext: ATRS) (the “Company” or “Atrium”), a leading owner, operator and redeveloper of shopping centers and retail real estate in Central Europe, announces in accordance with Section 135 para 2 of the Austrian Stock Exchange Act 2018 that it has received the following notification pursuant to Sections 130 to 134 of the Austrian Stock Exchange Act 2018:

1. Issuer: ATRIUM EUROP.REAL EST.LTD
2. Reason for the notification: Acquisition or disposal of voting rights
3. Person subject to notification obligation: Chaim Katzman
4. Name of shareholder(s): Gazit Gaia Limited Gazit Midas Limited
5. Date on which the threshold was crossed or reached: 17.12.2020

6. Total positions:				
	% of voting rights attached to shares (7.A)	% of voting rights through financial/other instruments (7.B.1 + 7.B.2)	Total of both in % (7.A + 7.B)	Total number of voting rights of issuer
Resulting situation on the date on which threshold was crossed / reached	69.11 %	0.05 %	69.16 %	386,263,853
Position of previous notification (if applicable)	65.78 %	0.05 %	65.83 %	

7. Notified details of the resulting situation:

A: Voting rights attached to shares				
ISIN Code	Number of voting rights		% of voting rights	
	Direct (Sec 130 BörseG 2018)	Indirect (Sec 133 BörseG 2018)	Direct (Sec 130 BörseG 2018)	Indirect (Sec 133 BörseG 2018)
JE00B3DCF752	374,119	266,558,378	0.10 %	69.01 %
SUBTOTAL A	266,932,497		69.11 %	

B 1: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 1 BörseG 2018				
Type of instrument	Expiration Date	Exercise Period	Number of voting rights that may be acquired if the	% of voting rights

			instrument is exercised	
Share Option	29.11.2023	29.11.2023	190,000	0.05 %
		SUBTOTAL B.1	190,000	0.05 %

B 2: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 2 BörseG 2018					
Type of instrument	Expiration Date	Exercise Period	Physical / Cash Settlement	Number of voting rights	% of voting rights
			SUBTOTAL B.2		

8. Information in relation to the person subject to the notification obligation:

Full chain of controlled undertakings through which the voting rights and/or the financial/other instruments are effectively held starting with the ultimate controlling natural person or legal entity:

No.	Name	<u>Directly</u> controlled by No.	<u>Shares</u> held directly (%)	<u>Financial/other</u> instruments held directly (%)	<u>Total</u> of both (%)
1	Chaim Katzman		0.10 %	0.05 %	0.15 %
2	Norstar Holdings Inc	1	0.00 %	0.00 %	0.00 %
3	Norstar Israel Ltd	2	0.00 %	0.00 %	0.00 %
4	Gazit Globe Limited	3	0.00 %	0.00 %	0.00 %
5	Gazit Midas Limited	4	28.99 %	0.00 %	28.99 %
6	Gazit Gaia Limited	4	40.02 %	0.00 %	40.02 %

9. In case of proxy voting

Date of general meeting: -

Voting rights after general meeting: - is equivalent to - voting rights.

10. Additional Information:

Following the settlement of the acquisition of 87,000 shares on 17 December 2020, the ordinary shares in Atrium held by Gazit Gaia Limited amount to 154,568,018 ordinary shares (corresponding to 40.02% of the voting rights) and, thus the shareholding of Gazit Gaia Limited in Atrium exceeded the threshold of 40%.

Press & Shareholders:

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About Atrium European Real Estate

Atrium is a leading owner, operator and redeveloper of shopping centres and retail real estate in Central Europe. Atrium specializes in locally dominant food, fashion and entertainment shopping centres in the best urban locations. Atrium owns 26 properties with a total gross leasable area of 808,100 sqm and with a total market value of approximately €2.5 billion. These properties are located in Poland, the Czech Republic, Slovakia and Russia, and with the exception of one, are all managed by Atrium's internal team of retail real estate professionals.

In January 2020 Atrium announced a strategy to diversify its portfolio by investing in and managing residential for rent real estate, with a primary focus on Warsaw.

The Company is established as a closed-end investment company incorporated and domiciled in Jersey and regulated by the Jersey Financial Services Commission as a certified Jersey listed fund, and is listed on both the Vienna Stock Exchange and the Euronext Amsterdam Stock Exchange. Appropriate professional advice should be sought in the case of any uncertainty as to the scope of the regulatory requirements that apply by reason of the above regulation and listings. All investments are subject to risk. Past performance is no guarantee of future returns. The value of investments may fluctuate. Results achieved in the past are no guarantee of future results.