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Atrium European Real Estate Limited

**ATRIUM ANNOUNCES ITS INTENTION TO ISSUE SUBORDINATED FIXED TO RESET RATE
UNDATED NOTES (the "Offer")**

Ad hoc announcement - Jersey, 22 April 2021. Atrium European Real Estate Limited (VSE/ Euronext: ATRS) ("**Atrium**" or the "**Company**" and together with its subsidiaries, the "**Group**"), a leading owner, operator and redeveloper of shopping centres and retail real estate in Central Europe, announces its intention to issue green notes for an aggregate expected amount of EUR 300,000,000 (the "**Notes**"). The Notes will be subordinated to certain other debt obligations and will have a fixed to reset non-call rate of 5.5 years. The Notes will be offered to European and international investors through a book building process. Atrium will apply for the Notes to be listed on the official list of the Luxembourg Stock Exchange and admitted to trading on the Luxembourg Stock Exchange's regulated market.

The net proceeds of the bond offering will be allocated to finance or refinance Eligible Projects and/or Assets including residential for rent as defined in Atrium's Green Financing Framework.

The Company has mandated Goldman Sachs International and HSBC as global coordinators and Citigroup, Deutsche Bank, Goldman Sachs International, HSBC, ING and Raiffeisen Bank International as joint bookrunners for the Notes.

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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.

This announcement does not constitute an invitation to participate in the Offer in any jurisdiction in which, or to any person to or from whom, it is unlawful to make such invitation or for there to be such participation under applicable securities laws. The Offer is not being made and will not be made, directly or indirectly, in or into, or by use of the mails of, or by any means or instrumentality of interstate or foreign commerce of, or of any facilities of a national securities exchange of, the United States or to any U.S. Person (as defined

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This announcement is not an offer to buy or sell, or a solicitation of an offer to sell or buy, the Notes or any other securities in the United States. Securities may not be offered or sold in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act. The Notes have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, and may not be offered, sold or delivered, directly or indirectly, within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state securities laws.

Any offer of securities to the public that may be deemed to be made pursuant to this communication in any EEA Member State is addressed solely to qualified investors (within the meaning of the (EU) Regulation 2017/1129, the "**Prospectus Regulation**") in that Member State. Any offer of securities to the public that may be deemed to be made pursuant to this communication in the United Kingdom is addressed solely to qualified investors within the meaning of the (EU) Regulation 2017/1129 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**") in the United Kingdom.

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