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ATRIUM EUROPEAN REAL ESTATE LIMITED

PRICING AND PLACEMENT OF €300 MILLION SENIOR NOTES

Ad hoc announcement - Jersey, 31 August 2018. Atrium European Real Estate Limited ("**Atrium**" or the "**Company**" and together with its subsidiaries, the "**Group**") (the "**Issuer**"), a leading owner, operator and developer of shopping centres and retail real estate in Central and Eastern Europe, announces that it has priced a €300 million unsecured 7 year eurobond that would mature in September 2025, carrying a fixed 3.0% coupon, at a issue price of 98.457% (the "**New Notes**").

Atrium will apply for the New 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 New Notes have been placed with a broad range of institutional debt investors across Europe.

The New Notes are expected to be rated Baa3 by Moody's and BBB- by Fitch, in line with Atrium's corporate credit rating.

The net proceeds of the New Notes will be used to partially repay and refinance the Group's existing indebtedness by repurchasing outstanding notes issued by Atrium for a certain fixed amount in accordance with the tender offer memorandum published by Atrium on 31 August 2018 and for general corporate matters.

Commenting on the transaction, Liad Barzilai, Group CEO of Atrium, said: "This issuance has been a solid success for Atrium. Atrium's third unsecured Eurobond issuance together with the recent refinancing of the five year €300 million revolving credit facility, further affirms the success we have achieved to date in delivering our strategy to optimise the balance sheet. Atrium now has greater financial flexibility to build on the momentum achieved with our recent acquisition and at the same time extend the average maturity of our debt portfolio at attractive costs."

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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.

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