

NOT FOR DISTRIBUTION IN OR INTO OR TO ANY PERSON LOCATED OR RESIDENT IN THE UNITED STATES, ITS TERRITORIES AND POSSESSIONS, ANY STATE OF THE UNITED STATES OR THE DISTRICT OF COLUMBIA (THE "UNITED STATES") OR TO ANY U.S. PERSON OR IN OR INTO ANY OTHER JURISDICTION WHERE IT IS UNLAWFUL TO DISTRIBUTE THIS ANNOUNCEMENT.

ATRIUM EUROPEAN REAL ESTATE LIMITED

**ATRIUM SUCCESSFULLY ISSUES €200 MILLION UNSECURED EUROBONDS BY TAPPING ITS
€300 MILLION 3.000% EUROBONDS DUE 2025**

Ad hoc announcement - Jersey, 18 June 2020. Atrium European Real Estate Limited ("Atrium" or the "Company" and together with its subsidiaries, the "Group") (the "Issuer"), a leading owner, operator and redeveloper of shopping centres and retail real estate in Central Europe, announces that it has priced a €200 million of notes to be consolidated and form a single series with the €300,000,000 3.000 per cent. notes due 2025 issued on 11 September 2018 (the "New Notes"). The issue price is 96.582% of the principal amount reflecting a yield of 3.732% and excluding accrued interest from 12 September 2019 to the issue date.

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 have been assigned a rating of Baa3 by Moody's and BBB by Fitch, in line with Atrium's corporate ratings.

The proceeds of the New Notes will be used for the refinancing of the Group's existing debt and for general corporate matters.

For further information:

FTI Consulting Inc.:

Richard Sunderland

atrium@fticonsulting.com

+44 (0)20 3727 1000

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.

The information contained herein does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities referred to herein in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, exemption from registration or qualification under the securities laws of any jurisdiction.

The New Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”) or in the United Kingdom (the “UK”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive 2016/97/EU (as amended, the “Insurance Distribution Directive”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II;. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the “PRIIPs Regulation”) for offering or selling the New Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the New Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

This document is an advertisement and not a prospectus for the purposes of the Prospectus Regulation and as such does not constitute an offer to sell or the solicitation of an offer to purchase securities. A prospectus prepared pursuant to the Prospectus Regulation e has been published, which can be obtained from the website of the Luxembourg stock exchange. Investors should not subscribe for or purchase any securities referred to in this document except on the basis of the information in the prospectus.

This communication is addressed only to and directed only at (i) persons who are outside the United Kingdom or (ii) investment professionals falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “Order”) and (iii) high net worth entities, and other persons to whom it may lawfully be communicated, falling within Article 49(2)(a) to (d) of the Order (all such persons in (i), (ii) and (iii) above together being referred to as “relevant persons”). Any investment activity to which this communication relates will only be available to and will only be engaged with, relevant persons. Any person who is not a relevant person should not act or rely on this document or any of its contents.

This communication is not for public release, publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any State of the United States and the District of Columbia). This communication is not and does not constitute or form a part of any offer of, or solicitation to purchase or subscribe for, any securities in the United States. Any such securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). Any such securities may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as such term is defined in Regulation S under the Securities Act), except pursuant to an exemption from the registration requirements of the Securities Act. No public offering of securities will be made in the United States of America.