

HB Reavis Holding S.á r.l. („HB Reavis“)

QUARTERLY BUSINESS UPDATE FOR THREE MONTHS TO 31 MARCH 2017

2nd May 2017

HB Reavis, 3rd largest European office developer, as ranked by leading pan-European real estate magazine Property EU, today announces quarterly business update for three months to 31 March 2017.

Marian Herman, Chief Financial Officer, said: “Our underlying business delivered strong outcomes during the first quarter of 2017. We signed leases totaling 34.8 thousand sq m, the majority coming from our biggest market in Warsaw. Despite that no completion of a project under development materialized during the quarter, not only we have progressed further with our properties under development but we have obtained the building permits for our landmark projects: Agora in Budapest and in Bratislava: Stanica Nivy & Nivy Tower, which were immediately put under construction. In aggregate, we have currently 12 schemes under construction in 4 countries with a future development value that is equal to our current balance sheet position. In the area of debt financing, we have raised about €160m in new funds during the first three months of the year and together with our robust year-end €316.4m cash position, we were perfectly prepared for pursuing new acquisitions and advancing with development of our twelve schemes.”

Quarterly business update for the first three months until 31 March 2017

1) Acquisitions

- We have made no new acquisitions in the first quarter 2017 but we're intensively working on several acquisitions that completed or will likely complete during second quarter 2017.

2) Leasing activity

- Total 34.8 thousand sq m of leases including renewals were signed during the first quarter 2017. Annual passing rent stemming out of these leases, excluding voids and rent free periods, represents €6.5m. The biggest tenants include names such as: Diebold Nixdorf in West Station II, Astra Zeneca (expansion and extension) in Postepu 14 and Euronet Polska in Gdanski Business Center D.

3) Financing

- During the first quarter 2017, HB Reavis has drawdown the total amount of €160m in new external debt financing. Out of this amount, the bank financing represented €148m and additional €12m were raised from debt capital markets, with issuance of the second tranche out of our Slovak bond programme with a 5 year tenor and 3.5% coupon rate.

4) Completions and developments progress

- 12 development schemes with about 460 thousand sq m of GLA under construction (or demolition) in four countries, namely: Varso Place (consisting of Varso I, Varso II and Varso Tower) and West Station II in Warsaw, Poland, Twin City Tower, Nivy Tower & Stanica Nivy in Bratislava, Slovakia, 33 Central, 20 Farringdon and Cooper & Southwark in London, United Kingdom, Agora Hub & Agora Tower in Budapest,

Hungary. Estimated future gross development value of these projects amounts to around €2.2bn.

- We have obtained valid building permit for our landmark project in Budapest, Agora. The project will bring 134 000 sq m of GLA predominantly office space. The construction of the first phase, consisting of Agora Hub and Agora Tower buildings started during first quarter 2017 and will bring 68 500 sq m of GLA. The completion of the first phase is scheduled for the end of 2018.
- We have obtained valid building permit for our landmark project in Bratislava, Stanica Nivy & Nivy Tower which is the mix used scheme of 135 400 sq m of retail, office and bus station in the heart of Bratislava. The start of the project construction has begun with the planned completion scheduled for 2020.

5) Divestments

- We have made no divestments in 1Q 2017

6) Comments on new strategic initiatives

Origameo

- HB Reavis launched Origameo in order to provide end-to-end tailor-made consulting and workplace solutions for clients looking to relocate. Comprising of a multidisciplinary team of architects, designers, social scientists, innovators and business consultants, Origameo helps clients get the most out of the experience of relocating to a new space from the day they recognize a need to move until the moment they settle in.

HubHub

- After months of preparation we are proud to announce launch of a new proprietary co-working platform into our buildings, HubHub (<https://www.hubhub.com/en/>): an eco-system combining the experience and skill of corporations with the innovation, vision and enthusiasm of growing businesses. Initial two locations were selected and prepared, ready to welcome their clients including freelancers and start-ups as early as in April and May 2017: Postepu 14 in Warsaw and Twin City B in Bratislava.

WELL certification

- HB Reavis is one of the first Central European developers to pursue WELL certification for its development portfolio, focusing on enhancing people's health and wellbeing through the built environment.

Forward-Looking Statements

Certain statements contained in this release are "forward-looking", based on current view on our markets, activities and prospects and involve risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements. In addition, we, through our management, from time to time, make forward-looking public statements concerning our expected future operations and performance and other developments. All forward-looking statements included in this release are made only as of the date hereof and no representation, assurance, guarantee or warranty is given in relation to them and HB Reavis assumes no obligation to update any written or oral forward-looking statements made by us or on our behalf as a result of new information, future events or other factors.

About HB Reavis

HB Reavis is an international real estate developer founded in 1993 in Bratislava, Slovakia. It operates in the United Kingdom, Poland, the Czech Republic, Slovakia, Hungary and in Turkey and is currently the third largest developer in Europe, according to PropertyEU's annual 'Top Developers Survey'. To date the company has built a total of 993,000 sq m of modern offices, shopping and entertainment spaces in addition to logistics facilities. Another more than 1 million sq m is in the planning phase, permit proceedings or under construction. HB Reavis relies on a fully integrated business model covering development, construction, property and investment management of finished buildings. The group's assets total EUR 2.1 billion, with a net asset value reaching nearly EUR 1.2 billion. With over 600 professionals, HB Reavis is a worldwide leader on the international commercial real estate market. HB Reavis' strong market position has been recognised through numerous awards, such as the UK Property Award "Best Office Architecture London 2015" for 33 Central and the CEE Quality Award for "Developer of the Year in CEE, 2015". For more information, please visit <http://www.hbreavis.com>.