Atrium European Real Estate Limited

17.11.2008 - 10:50 Uhr

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FORM ANNOUNCEMENT

The Board of Atrium European Real Estate Limited (the "Company") has authorised the repurchase of up to Euro75 million nominal value of the notes issued under the Company's guaranteed medium term note programme 2006 (ISIN XS0263871328) as permitted by the terms of the notes. It is intended that repurchases will be made through J.P.Morgan Securities Ltd. or one of its affiliates as agent for the Company and will take place opportunistically as market conditions permit. The Board of Atrium European Real Estate Limited believes that the proposed repurchase of its debt at a discount to nominal value will result in a more efficient capitalisation of the Company.

Enquiries:

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Branche: Real Estate ISIN: AT0000660659 WKN: 066065

Index: Standard Market Continous Börsen: Wiener Börse AG / official market

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