

# Atrium European Real Estate Limited

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## EANS-Adhoc: Atrium European Real Estate Limited - Announcement of Annual Document

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01.04.2010

1 April 2010

Atrium European Real Estate Limited

Announcement of Annual Document

Atrium European Real Estate Limited (ATX/Euronext: ATRS), one of the leading real estate companies focused on shopping centre investment, management and development in Central and Eastern Europe, announces the publication of its annual document as included herein.

Annual Document

On the basis of Article 10 of Directive 2003/71/EC (Prospectus Directive), as implemented respectively in Section 75a (1) of the Austrian Stock Exchange Act (the "SEA") and in Article 5:25f of the Dutch Financial Supervision Act (the "FSA"), Atrium European Real Estate Limited ("Atrium") is required to provide a document that contains or refers to all information that it has published or made available to the public over the preceding twelve months in accordance with the requirements of applicable securities laws and regulations (the "Annual Document").

Atrium, nor any other person, takes any responsibility for, or makes any representation, express or implied, as to the accuracy or completeness of, the information contained in this Annual Document. The information contained in this document is not necessarily up to date as at the date of this Annual Document and Atrium does not undertake any obligation to update any such information in the future. Neither this Annual Document nor the information referred to herein constitutes, by virtue of this communication, an offer of any financial instruments addressed to any person and should not be relied upon by any person.

This Annual Document refers to the information that has already been published by Atrium or made available to the public since 1 January 2009 under applicable laws and regulations relating to securities, issuers and securities markets. Pursuant to Article 5:25f and 5:25m FSA and to Section 75a (1) SEA, this Annual Document is made public by means of a press release and filed with the Netherlands Authority for the Financial Markets (Autoriteit Financiële Markten, the "AFM") and the Austrian Financial Market Authority ("FMA").

Ad-hoc Press Releases

On the basis of Article 5:25(i)(1) of the FSA and of Section 48d (1) SEA, public companies listed on Euronext Amsterdam and on the Vienna Stock Exchange, respectively, are required to publish price-sensitive information through the use of, among others, a press release. On the basis of the FSA, the AFM is

required to maintain a public register of these press releases ([www.afm.nl/registers](http://www.afm.nl/registers)). Below all press releases are listed including press releases containing price sensitive information. The full text of these press releases can also be found on the website of Atrium (<http://www.aere.com/PressReleases.aspx>).

Equity fund raising

14 January 2009 Equity fund raising, related arrangements and listing plans 30 January 2009 Closing of equity fund raising and related arrangements

Exchange of Austrian depositary certificates for ordinary shares and listing of ordinary shares

11 August 2009 Publication of prospectus (also published in the Official Gazette (Wiener Zeitung))

12 August 2009 Exchange of Austrian depositary certificates (also published in the Official Gazette (Wiener Zeitung))

19 August 2009 Ordinary shares admitted to listing and trading on Euronext

## Amsterdam and Vienna Stock Exchange

Exchange of shares for convertible bonds, warrants and special voting shares

- 3 September 2009 Debt repurchase and equity issuance (exchange transaction), corporate governance measures and new dividend policy
- 24 November 2009 Applicable anti-trust clearances for exchange transaction obtained
- 1 December 2009 Completion of exchange transaction, payment of special dividend and implementation of dividend policy

Repurchase of securities

- 26 February 2009 Repurchase of EUR79.2 million nominal value of 2006 notes
- 8 April 2009 Repurchase of 515 special voting shares
- 24 March 2009 Authority for further bond repurchases
- 6 May 2009 Repurchase of EUR60 million nominal value of 2008 subordinated convertible bonds
- 5 June 2009 Letter received from Citicorp Trustee Company Limited as the trustee of 2006 notes
- 18 June 2009 Repurchase of EUR126.8 million nominal value of 2006 notes
- 7 January 2010 Tender offer for up to EUR120,000,000 of 2006 notes
- 21 January 2010 Result of tender offer for up to EUR120,000,000 of 2006 notes

Developments

- 2 April 2009 Atrium completes first Romanian shopping centre (Militari)
- 16 April 2009 Atrium opens Russian shopping centre
- 29 October 2009 Atrium opens extension at Volgograd Park House in Russia
- 18 November 2009 Atrium opens extension to Togliatti shopping centre in Russia

Extraordinary general meeting of 6 April 2009

- 13 March 2009 Intention to hold EGM
- 6 April 2009 Result of EGM

Annual general meeting of 18 May 2009

- 24 April 2009 Intention to hold AGM
- 18 May 2009 Result of AGM

Extraordinary general meeting of 2 October 2009

- 17 September 2009 Intention to hold EGM
- 2 October 2009 Result of EGM

Financial results

- 24 March 2009 2008 Q4 and full year results
- 21 August 2009 2009 Q2 results
- 29 October 2009 Formal supplement to the half year report 2009
- 25 November 2009 2009 Q3 results (and directorate changes)
- 1 March 2010 Notice of 2009 Q4 and full year results
- 15 March 2010 2009 Q4 and full year results

Other Releases, Publications, Disclosures, etc.

Authority to repurchase shares

- 24 April 2009 Proposal for authority to repurchase shares (Circular)
- 18 May 2009 Authority to repurchase shares (result of AGM)
- 17 September 2009 Proposal for authority to repurchase shares (Circular)
- 2 October 2009 Authority to repurchase shares (result of EGM)

Employee share option plan

- 13 March 2009 Proposal for ESOP (Circular)
- 6 April 2009 Approved ESOP (result of EGM)

Disclosure according to Section 93 SEA

- 3 December 2009 Total number of voting rights
- 2 December 2009 Major shareholders
- 25 September 2009 Major shareholders
- 30 April 2009 Total number of voting rights
- 30 January 2009 Total number of voting rights

Extraordinary general meeting of 6 April 2009

- 13 March 2009 Notice of EGM

13 March 2009 Circular  
13 March 2009 EGM proxy form  
13 March 2009 Proposed amendments to articles of association

Annual general meeting of 18 May 2009

24 April 2009 Notice of AGM  
24 April 2009 Circular  
24 April 2009 AGM proxy form

Extraordinary general meeting of 2 October 2009

17 September 2009 Notice of EGM  
17 September 2009 Circular  
17 September 2009 EGM proxy form

Financial results

24 March 2009 2008 Q4 and full year results presentation  
21 August 2009 2009 Q2 results presentation  
15 March 2010 2009 Q4 and full year results presentation

Authority for the Financial Markets ("AFM")

Listed below are notifications to the AFM under the FSA by Atrium, its board members and holders of substantial shareholdings concerning Atrium's securities. These notifications have been filed in the public registers of the AFM ([www.afm.nl/registers](http://www.afm.nl/registers)).

30 November 2009 Notification of total issued capital  
19 August 2009 Notification of total issued capital  
16 March 2010 Notification of insider transaction by R. Lavine  
16 March 2010 Notification of insider transaction by T. Schoutens  
19 August 2009 Notification of substantial holding by CPI CEE Management LLC  
19 August 2009 Notification of substantial holding by Ch. Katzman

24 September 2009 Notification of substantial holding by Ch. Katzman  
29 September 2009 Notification of substantial holding by CPI CEE Management LLC  
30 November 2009 Notification of substantial holding by CPI CEE Management LLC  
30 November 2009 Notification of substantial holding by Ch. Katzman

Directors' dealings notifications to the FMA

The directors' dealings notifications of persons holding a management position with the Atrium group or having a close relationship with such person can be found on the website of the FMA ([www.fma.gv.at](http://www.fma.gv.at)).

16 March 2010 Notification of options granted to R. Lavine  
16 March 2010 Notification of options granted to T. Schoutens  
6 July 2009 Notification of ADCs acquired by Ch. Katzman  
2 July 2009 Notification of ADCs acquired by Ch. Katzman  
1 May 2009 Notification of options granted to E. van Gellicum  
9 April 2009 Notification of ADCs acquired by S. Katzman (having a close relationship with a person holding a management function)  
8 April 2009 Notification of ADCs acquired by S. Katzman (having a close relationship with a person holding a management function)  
9 March 2009 Notification of options granted to R. Lavine  
9 March 2009 Notification of options granted to N. Hakert  
9 March 2009 Notification of options granted to R. Bolier  
9 March 2009 Notification of options granted to D. Beghin  
5 February 2009 Notification of ADCs acquired by Ch. Katzman  
23 January 2009 Notification of ADCs acquired by S. Katzman (having a close relationship with a person holding a management function)

Filings based on Jersey law

All documents listed below were filed with the Jersey Financial Services Commission on or around the dates indicated. Copies of documents filed at Jersey Financial Services Commission can also be obtained from [www.jerseyfsc.org/registry](http://www.jerseyfsc.org/registry).

11 February 2009 Annual Return 2009  
17 February 2009 Special Resolution dated 30 January 2009  
23 March 2009 Change of Registered Office Notice

16 April 2009 Special Resolution dated 6 April 2009  
17 April 2009 Special Resolution dated 6 April 2009  
26 May 2009 Public Company Accounts Year End 2008  
9 August 2009 Special Resolution dated 18 May 2009  
15 October 2009 Special Resolution dated 2 October 2009  
16 December 2009 Special Resolution dated 27 November 2009

Other documents and information publicly made available

The following documents can be found on the website of Atrium ([www.aere.com](http://www.aere.com)).

Financial reports (<http://www.aere.com/FinReports.aspx>)  
Annual report 2009  
Interim report Q3 2009  
Interim report Q2 2009  
Interim report Q1 2009  
Annual report 2008  
Monthly statements (<http://www.aere.com/FinReports.aspx>)  
Monthly statement September 2009  
Monthly statement October 2009  
Monthly statement November 2009  
Monthly statement December 2009  
Monthly statement January 2010  
Monthly statement February 2010  
Prospectus dated 10 August 2009 (<http://www.aere.com/FinReports.aspx>)  
Memorandum and articles of association (<http://www.aere.com/Governance.aspx>)  
Corporate governance report 2009 (<http://www.aere.com/Governance.aspx>)  
Corporate Calendar (<http://www.aere.com/CorporateCalendar.aspx>)  
Confirmation letter of fund registration with the Authority for the  
Financial Markets in the Netherlands (<http://www.aere.com/LegalDocs.aspx>)

This Annual Document was filed with the FMA and with the AFM on 2 April 2010.

For further information contact:

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Atrium is established as a closed-end investment company domiciled in Jersey. Atrium is registered with the Dutch Authority for the Financial Markets as a collective investment scheme which may offer participations in The Netherlands pursuant to article 2:66 of the Financial Supervision Act (Wet op het financieel toezicht). 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 document is not intended to constitute legal, tax or accounting advice or investment recommendations. Prospective investors are advised to seek expert legal, financial, tax and other professional advice before making any investment decision. Statements contained in this document that are not historical facts are based on current expectations, estimates, projections, opinions and beliefs of Atrium. Such statements involve known and unknown risks, uncertainties and other factors, and undue reliance should not be placed thereon.

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Further inquiry note:

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WKN:  
Index: Standard Market Continuous  
Börsen: Wien / official market

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